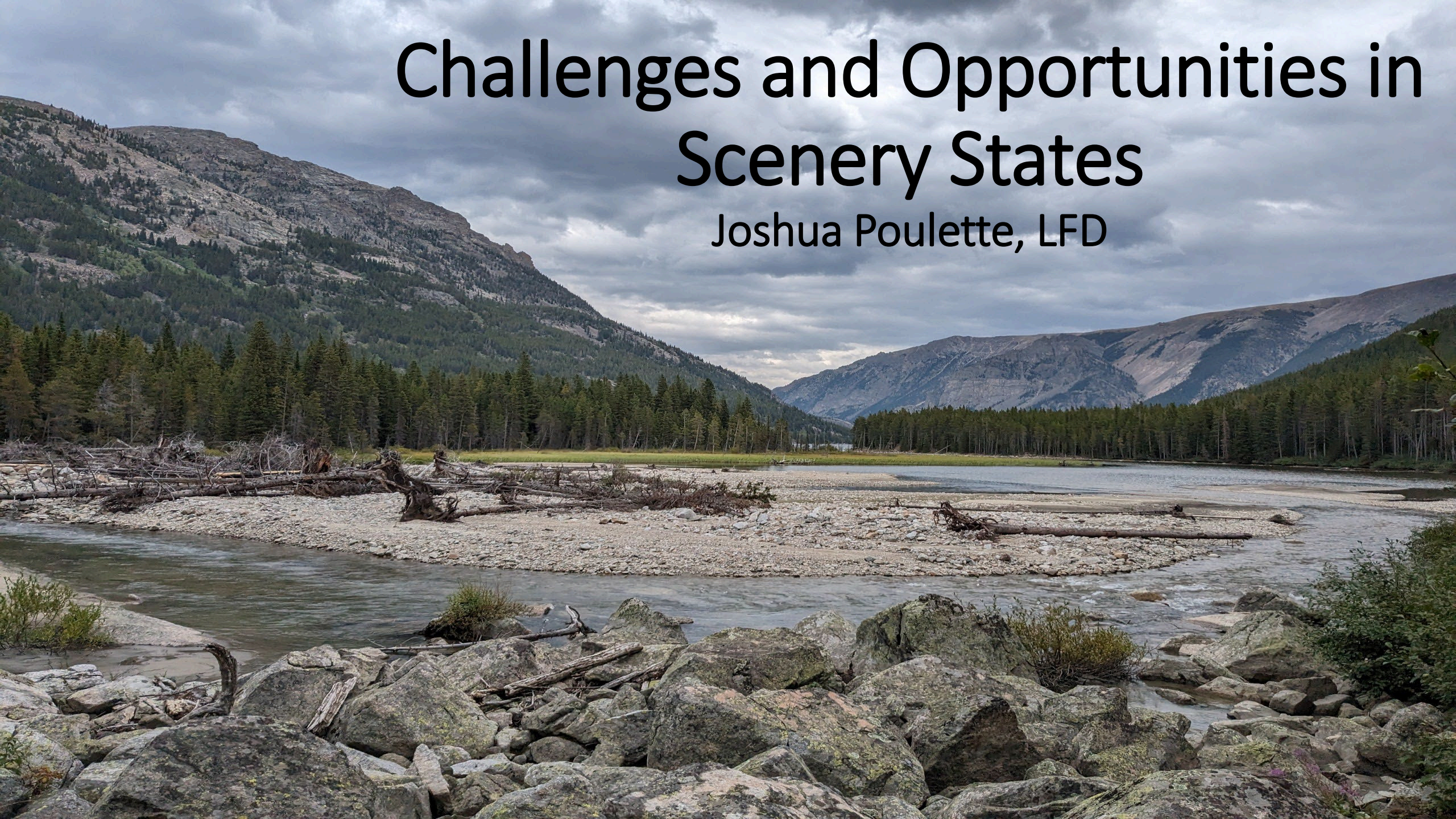


# Challenges and Opportunities in Scenery States

Joshua Poulette, LFD

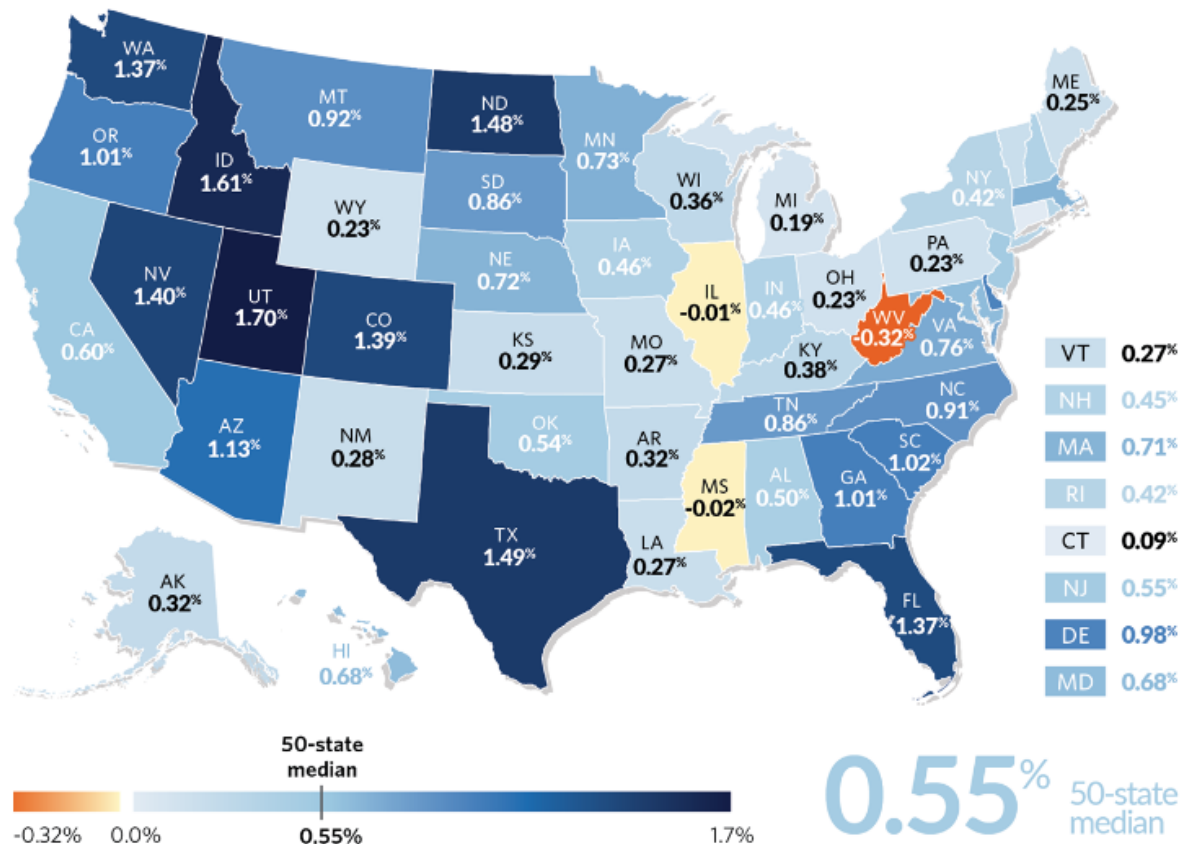




Places with unique landscapes and environments attract people – both visitors and new residents. This may be especially true in the post-COVID/remote work era.

### State Population Growth Varied Widely Over Past Decade

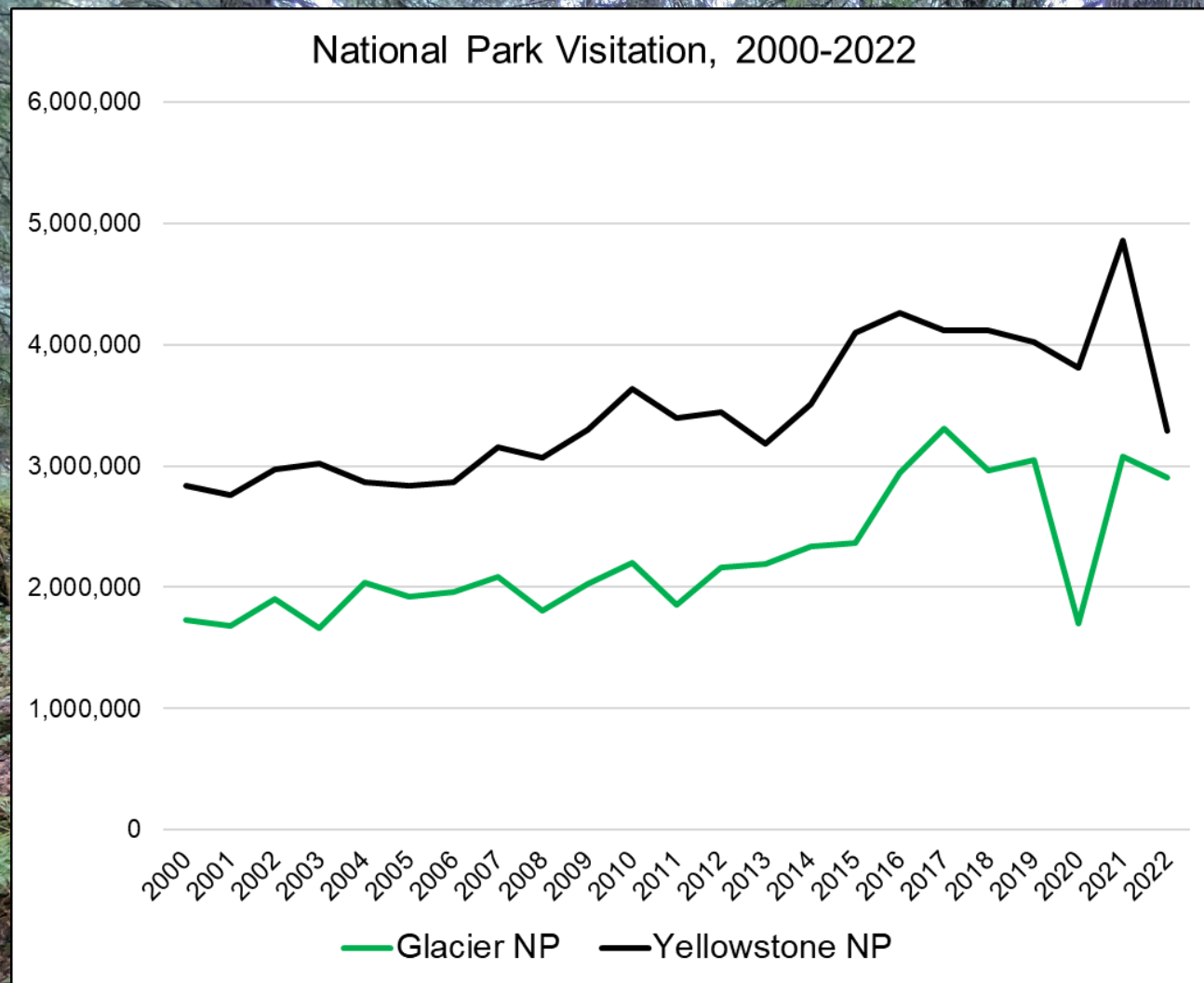
Population growth rate, 2010-20



Desirable natural environments are a scarce resource

Source: Pew analysis of U.S. Census Bureau decennial data

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COVID briefly disrupted a long trend of visitation growth to regional national parks.



PHOTO ESSAY

# How Crowded Are America's National Parks? See for Yourself.

Americans are flocking to national parks in record numbers, in many cases leading to long lines and overcrowded facilities. Here's what four parks looked like over the holiday weekend.

Friday, October 13, 2023

Whitefish Pilot

53.0°F

Math

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## Glacier National Park to face increasing challenges in 2022

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## and Closing Their Gate

ks this summer, nearby towns are getti

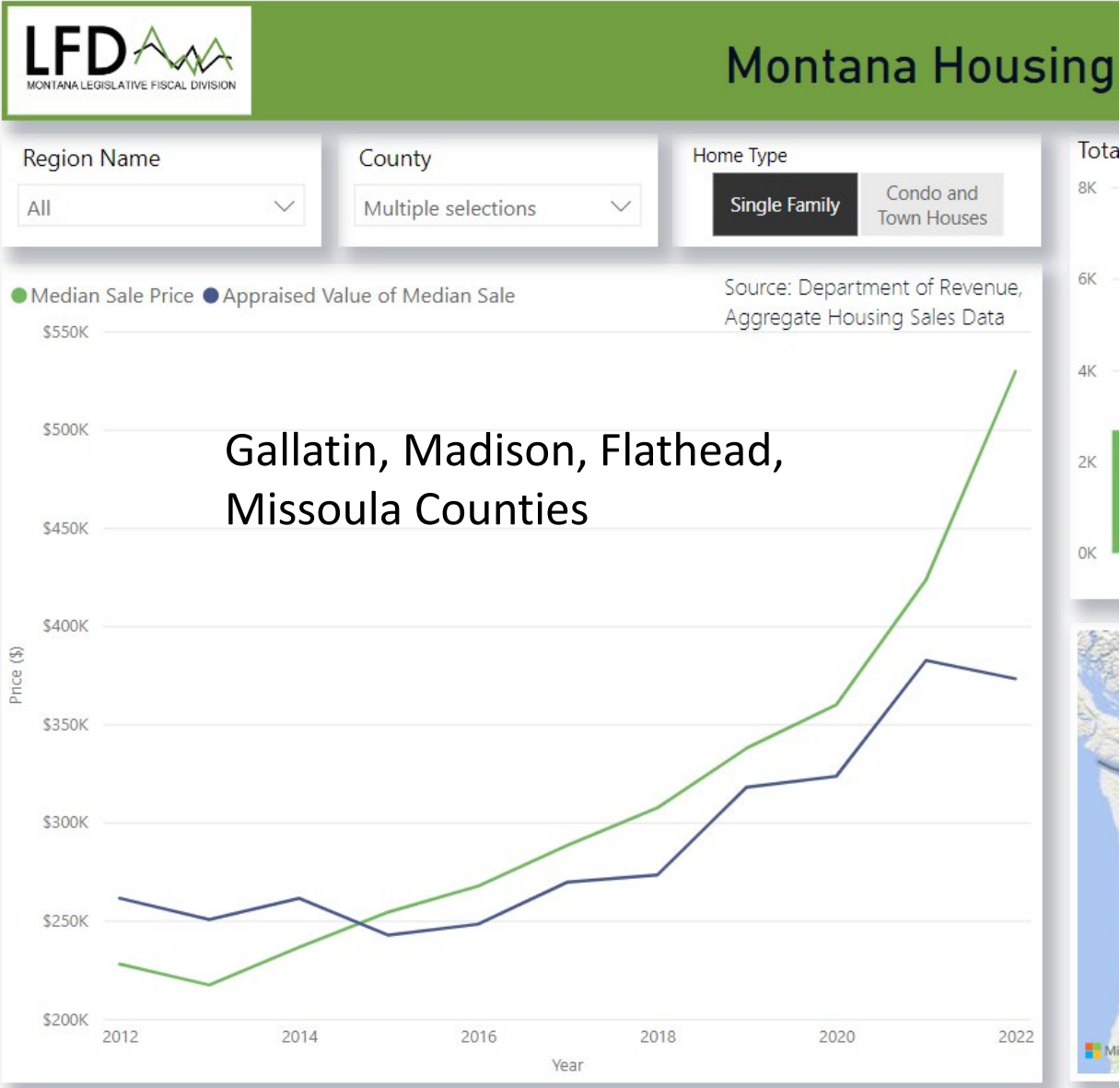
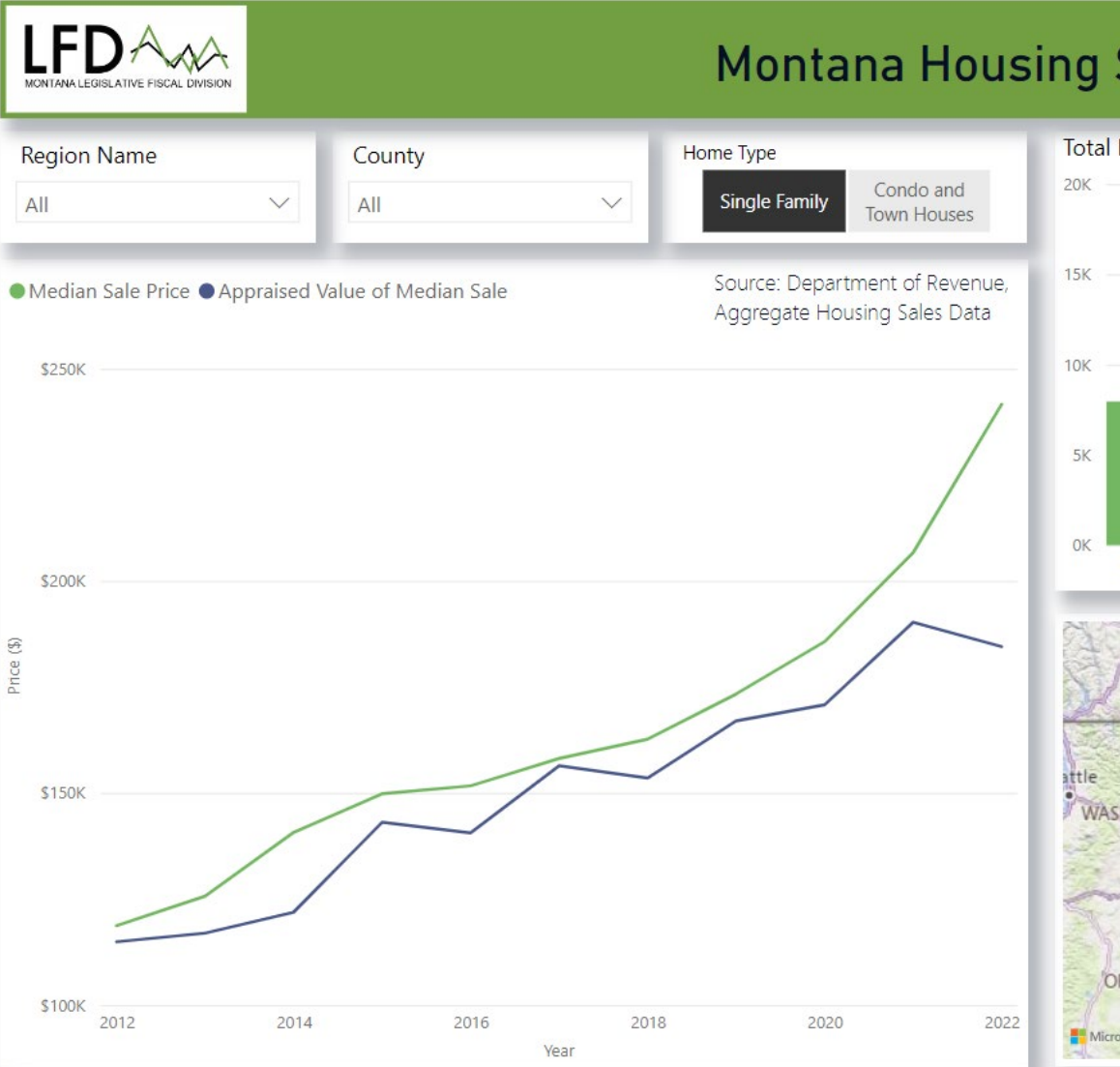
for The Wall Street Journal

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tourist destinations in the U.S.

Higher demand for scarce resources can be expected to increase prices...









Independent Nonpartisan Research

Report

# The Amenity Trap: How high-amenity communities can

	PROBLEM	SOLUTION
 <p>HOUSING</p>	Amenity communities are unable to supply sufficient housing for residents at a range of income levels.	Creative approaches can increase supply, such as regional coordination, limiting vacation rentals, or promoting modular construction.
 <p>INFRASTRUCTURE</p>	Infrastructure in fast-growing communities can't keep up, and costs contribute to unaffordability.	Scenario planning and new data methods can better forecast tourism impacts and infrastructure needs.
 <p>FISCAL</p>	Funding local budgets often over-burdens tax-paying residents in amenity communities.	Align revenues with local economic drivers, such as tourism. State policy should give local authorities maximum flexibility.
 <p>NATURAL DISASTERS</p>	More frequent disasters are putting housing stock at risk, compounding the challenges faced by amenity communities.	Incentivize durable housing and disaster planning to prevent losses to housing, infrastructure, and revenue.



Economic changes can push or pull states in different directions (higher or lower engagement in agriculture, energy production, manufacturing, etc.), but scarce and desirable environments are likely to remain attractants.

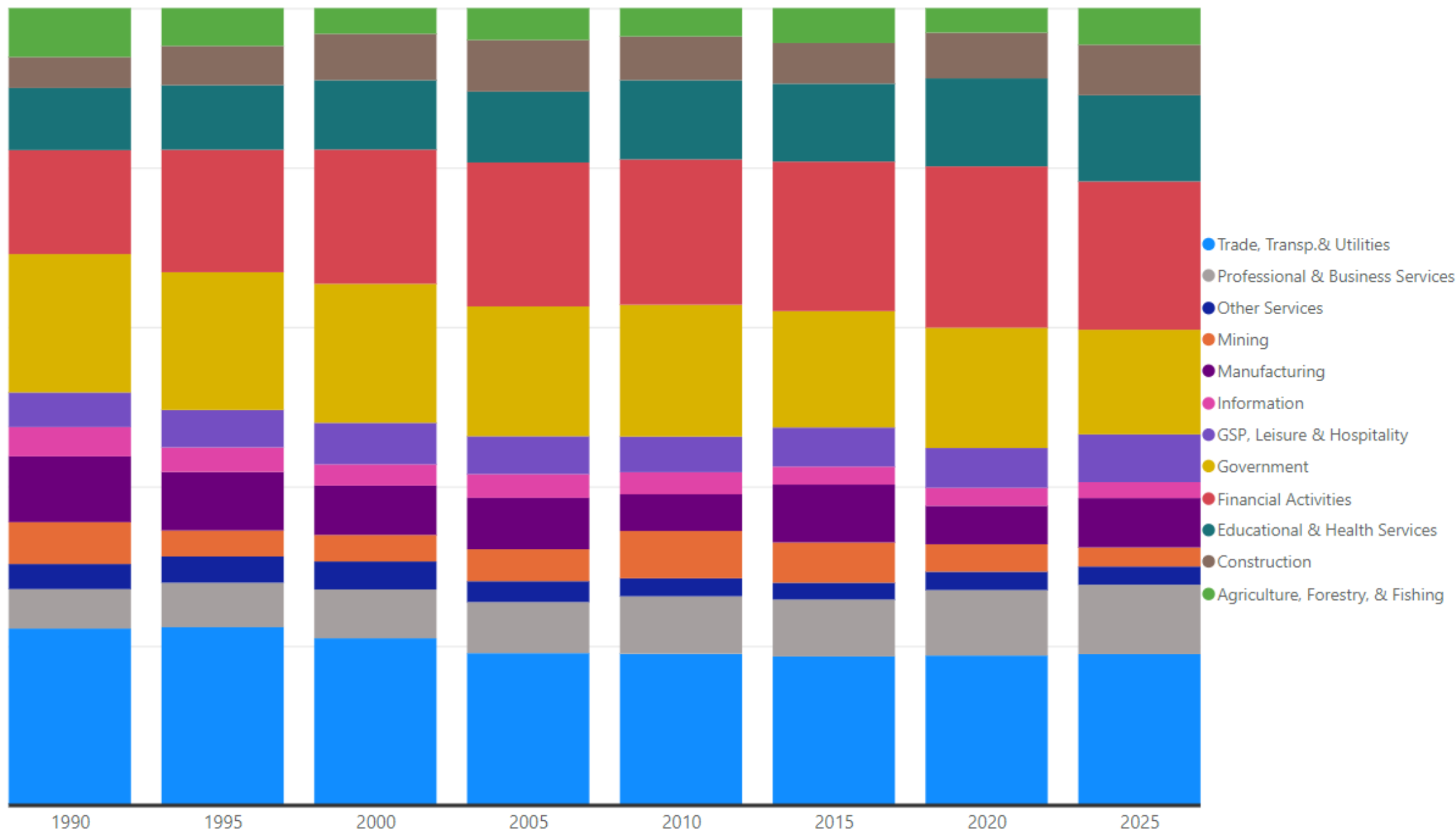
As certain characteristics of Montana continue to evolve, MARA and other groups may be interested in investigating several dimensions of this change:

- >Economic (next slide)
- >Population (Sam Schaefer's work, upcoming demographic update)
- >Land Use / Housing (Ongoing work, potential for more)
- >Tax Instruments / Revenue (Ongoing work, potential for more)
- >Other Dimensions?





# Montana GSP by Industry Sector: All Industries





# Changes in Montana Gross State Product

- Agriculture has declined from 6.13% in 1990 to 3.65% in 2022
- Construction was 3.89% in 1990 and 5.76% in 2022
- Leisure and Hospitality was 4.35% in 1990 and 5.88% in 2022
- Financial Activities (including real estate) was 13.04% in 1990 and 19.1% in 2022





Israel-Hamas war

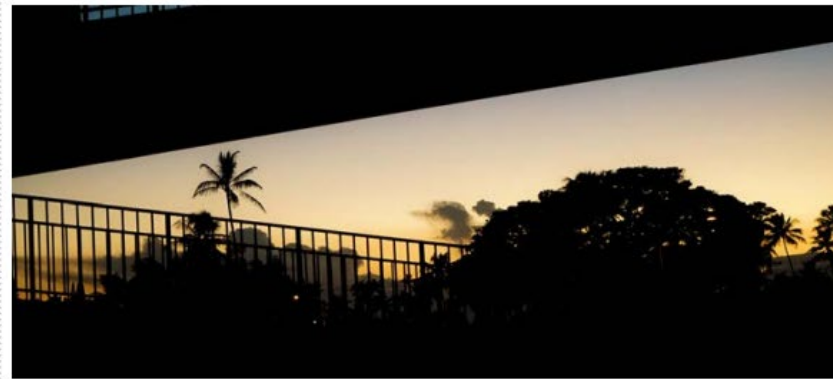
Taylor Swift and Travis Kelce

Microsoft-Activision deal

Trump fraud trial

Sen. Menendez

# Spiraling housing prices spark worry about Hawaii's future

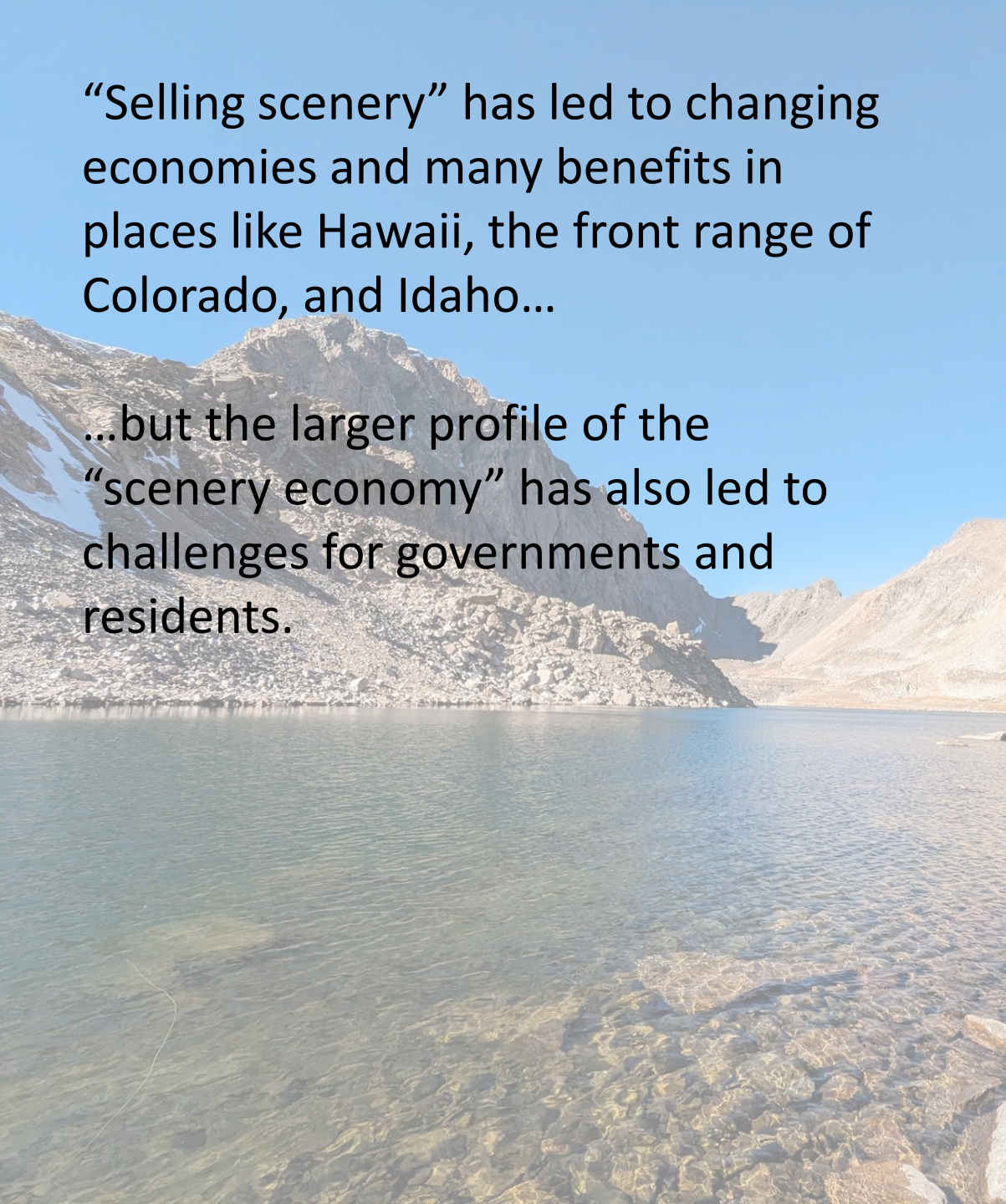


## THE HAWAII HOUSING FACTBOOK

JUNE 28, 2023







“Selling scenery” has led to changing economies and many benefits in places like Hawaii, the front range of Colorado, and Idaho...

...but the larger profile of the “scenery economy” has also led to challenges for governments and residents.

Ideas to consider for further research:

- >Housing supply compared to population for Montana and states with shared characteristics (Hawaii, Idaho, etc.)

- >Housing supply compared to income tax payers – combine income tax work with property tax work

- >Examine property tax structure in states with common characteristics (Hawaii, Idaho, etc.)

What are the next things you would like staff to work on?