

MINUTES OF THE
MARICOPA ASSOCIATION OF GOVERNMENTS
POPULATION TECHNICAL ADVISORY COMMITTEE

March 27, 2007
MAG Office, Saguaro Room
302 North 1st Ave, Phoenix

MEMBERS IN ATTENDANCE

George Pettit, Gilbert, Chairman	Wahid Alam, Mesa
*Bryant Powell, Apache Junction	John Verdugo, Maricopa County
*Scott Wilken, Avondale	A Molly Hood, Paradise Valley
Brian Rose, Buckeye	Karen Flores for Chad Daines, Peoria
*Gary Neiss, Carefree	Tim Tilton, Phoenix
A Luke Kautzman for Usama Abujbarah, Cave Creek	Shawny Ekadis, Queen Creek
David de la Torre, Chandler	*Bryan Meyers, Salt River Pima-Maricopa
A Mark Smith, El Mirage	Indian Community
*Terry Yergan, Gila River Indian Community	Harry Higgins, Scottsdale
Thomas Ritz, Glendale	Janice See, Surprise
Katie Wilken, Goodyear	Sherri Lesser for Lisa Collins, Tempe
* Gail Acosta, Guadalupe	*Miles Johnson, Wickenburg
Sonny Culbreth, Litchfield Park	Ratna Korepella, Valley Metro
A Ken Valverde, Fountain Hills	*Vince Micallef, Youngtown

* Not in attendance

A Participated via audioconference

OTHERS IN ATTENDANCE

Alberto Vanela, Chandler	Anubhav Bagley, MAG
Max Enterline, Phoenix	Steve Gross, MAG
Roy Nourse, Phoenix	Jeff Romine, MAG
	Harry Wolfe, MAG

1. Call to Order

The meeting was called to order at 10:00 a.m. by Chair George Pettit.

2. Call to the Audience

Tim Tilton announced that on March 12, 2007 that he had sent a letter to Susan Gerard, the Director of the Department of Human Services, to set up a meeting with the City of Phoenix to talk about the issue of group quarters. Mr. Tilton said that he would bring the information back to the MAG POPTAC members and requested that it be placed on the April agenda of the MAG POPTAC.

3. Approval of Meeting Minutes of February 27, 2007

No comments were provided on the minutes of February 27, 2007. It was moved by Harry Higgins, seconded by David DeLaTorre and unanimously recommended to approve the meeting minutes of February 27, 2007.

4. Preparation of MAG Socioeconomic Projections

Anubhav Bagley reviewed Attachment One which provided a time line for completing the projections. He noted that Draft 1 of the projections had been reviewed and more than half of the member agency staffs either met with or provided comments to MAG staff. He also noted that a workshop was held on February 27, 2007.

Mr. Bagley said that he had sent out the second draft of projections for 2010, 2020 and 2030 on March 23, 2007 and that a workshop would be held after the MAG POPTAC meeting today.

Mr. Bagley reported that while we prepare projections by Municipal Planning Area, Regional Analysis Zone and Socioeconomic Analysis Zone, in the future we could provide the projections by different geographies. He asked if there were any suggestions on other geographies.

Max Enterline said that he would like to have the projections by Phoenix Council districts and by Congressional Districts.

George Pettit asked when comments on the projections were due. Anubhav Bagley responded that they were due by April 6, 2007.

5. Assumptions and Methods for 2007 Population Projections

Tim Tilton reported that the MAG POPTAC Ad Hoc Subcommittee had reviewed six sets of assumptions and methods for input data that were needed for running the MAG transportation model. He said that the Subcommittee unanimously recommended approval of the assumptions and methods.

Katie Wilken noted that housing units by age of unit had a maximum of 30 years. She inquired whether it the age could be extended to 50 years. Anubhav Bagley said that he would check with the transportation modelers on that.

George Petit said that Ms. Wilken's suggestion was good given the interest in historic preservation.

Anuhav Bagley noted that MAG staff was putting together a project to update our methods and the 50 year age of unit issue could be examined.

It was moved by Tim Tilton and seconded by Thomas Ritz to approve the assumptions and methods for the 2007 population projections. The motion carried unanimously.

6. Data Collection for Preparation of July 1, 2007 Resident Population Updates

Harry Wolfe reviewed the different data collection requests with members of the MAG POPTAC.

7. Data Collection for the Census Bureau

George Pettit thanked the Census Bureau for holding the Local Update of Census Address Workshop at MAG on March 9, 2007.

8. Summary of Residential Completion Data for 2006

Harry Wolfe reviewed the tables which analyzed the number of residential completions by region and by time periods: 1990-1995, 1996-2000, and 2001-2006.

Tim Tilton asked when the permit completions would be geocoded. Don Worley responded that the geocoding would be done shortly.

Tim Tilton noted that the residential completion database was a valuable resource.

9. Regional Economic and Growth Outcomes (REGO)

Jeff Romine reviewed the REGO project goals and objectives. He said that the project builds on previous regional development efforts, including Building a Quality Regional Community, Regionally Significant Development Projects analysis, and the 2005 Regional Report. REGO will both update portions and build on these previous work efforts.

Romine explained that the focus of this project is to provide information and analysis which is useful to communities in their development and planning activities. He went on to note that the information produced will be for the region and for sub-areas within the region. While the sub-areas are not defined yet, it is anticipated that the region will be comprised of 3-5 sub-areas.

Tim Tilton asked whether REGO would include information and analysis concerning employment. Mr. Romine said that the project would include employment analysis, both by industry and activity breakdowns. Mr. Tilton also asked if the data would be updated on a regular basis. Mr. Romine responded that MAG currently develops an updated employment database, and is hopeful that access to state information in the future will improve the employment database and future estimates.

Mr. Tilton stated that he hoped data updates could be done annually in the future, just as population and housing unit estimates.

10. Economic Update

Jeff Romine briefly discussed recent changes in the national economy, as well as construction commodity costs. He noted that the U.S. economy continues to maintain a steady but slowed growth mode. Mr. Romine added that a number of national analysts have indicated that the risk of recession has increased, but the consensus expects continued slow growth in the coming year. Mr. Romine explained that construction costs have moderated recently, and the expectation is for normal price appreciation in 2007.

George Pettit asked whether the effect of the minimum wage law has been reflected in construction labor costs. Mr. Romine responded that the change in the minimum wage recently passed, and it would not yet fully be felt in wage levels. He added that construction jobs pay significantly higher base wages.

George Pettit asked what impacts the current mortgage and bankruptcy conditions are having on the housing market. Romine answered that the regional housing market has slowed, and will take some time to absorb the large number of houses on the market currently. Already, the overall region is experiencing a lower level of housing starts, even though some communities are still experiencing high demand for permits and new housing starts.

Sonny Culbreth asked whether the foreclosures were due to the fact that low initial payments were made to purchase the homes, but now ballooning interest payments are due. Jeff Romine said that was the case, and that he believes that the sub-prime mortgage crisis will have impacts in this market. Currently, Arizona ranks 14th in bankruptcies and 9th in foreclosures, both of which are much higher than a year ago. He noted the regional housing market is still quite sound, as the vast majority of housing is financed through conventional 30 year fixed mortgages.

Romine concluded by stating that employment growth has been quite strong over the last decade, and that it is anticipated to continue into the future. As new residents move to the MAG region for employment and purchase or rent housing, the housing market will return to its traditional market patterns.

Wahid thanked MAG for the economic and housing analysis and the detailed explanation of it. He asked if we could get a focus analysis on employment in the region, and compared to other regions across the U.S. This report will be provided at the next POPTAC meeting.

12. Release of Census Bureau July 1, 2006 County Estimates

Harry Wolfe explained that the Census Bureau had recently released July 1, 2006 population estimates for Maricopa County and that the process the Census Bureau used to prepare the estimate was different from the method used by the Arizona Department of Economic Security to prepare its July 1, 2006 county population estimate. Mr. Wolfe reviewed the differences in the two methods used to prepare the estimates and noted that the results for the July 1, 2006 estimates were quite close.

The meeting adjourned at 11:00 a.m.