

MINUTES OF THE  
MARICOPA ASSOCIATION OF GOVERNMENTS  
POPULATION TECHNICAL ADVISORY COMMITTEE ADHOC SUBCOMMITTEE

January 23, 2007  
MAG Office, Suite 200, Saguaro Room  
302 North 1<sup>st</sup> Avenue  
Phoenix, Arizona

MEMBERS IN ATTENDANCE

Tim Tilton, Phoenix, Chairman	Thomas Ritz, Glendale
Harry Higgins, Scottsdale	* Lisa Collins, Tempe
David de la Torre, Chandler	* Wahid Alam, Mesa
John Verdugo for Matt Holm, Maricopa County	

\*Those members neither present nor represented by proxy.

OTHERS IN ATTENDANCE

Max Enterline, Phoenix	Mark Roberts, MAG
Harry Wolfe, MAG	Anubhav Bagley, MAG
Petya Maneva, MAG	Jason Howard, MAG

1. Call to Order

Chairman Tim Tilton called the meeting to order at 9:10 a.m.

2. Call to the Audience

There were no requests from the audience to address the MAG POPTAC Ad Hoc Subcommittee. Anubhav Bagley introduced Petya Maneva and Jason Howard, two new MAG Staff members to the Subcommittee.

3. Approval of Minutes of November 21, 2006

It was moved by Harry Higgins, seconded by David de la Torre and unanimously recommended to approve the meeting minutes of November 21, 2006.

4. Assumptions for MAG Socioeconomic Projections

Anubhav Bagley explained that MAG staff was working on a new set of sub-area level socioeconomic projections of population, housing and employment. Drawing attention to Attachment One, Mr. Bagley explained that numerous assumptions and methods were used as part of the socioeconomic modeling process. He mentioned that most of the assumptions

being presented were the same as the ones presented to the Subcommittee in 2005. Mr. Bagley explained in detail the following fourteen assumptions and methods:

- i. MAG Geography
- ii. Base July 1, 2005 Population and Housing Variables
- iii. Base July 1, 2005 Employment by Sector
- iv. County-level Employment Projections by Land Use Classification Sector
- v. Basic/Non-Basic Employment
- vi. Buildout Population and Housing Variables
- vii. Buildout Employment Variables
- viii. Vacancy and Occupancy Rates
- ix. Persons per Household
- x. Multiple Use Definitions by Geographic Location
- xi. Single Family / Multi-family Split for Maricopa County by Time
- xii. Non-residential Cluster Size, Floor Area Ratios (FAR) and Employment Density
- xiii. Residential Development Density, Cluster Size and Velocity Curves
- xiv. Group Quarters

During Mr. Bagley's presentation the MAG POPTAC Ad Hoc Subcommittee members asked numerous questions to clarify the assumptions and methods. Chairman Tim Tilton inquired if occupancy rates and persons per household factors by unit type were going to be used in the projections. Mr. Bagley informed the group that rates derived from Census 2000 and consistent with Census 2005 results will be used for the projections series. Mr. Bagley also explained that for Socioeconomic Analysis Zones (SAZs) that are less than 50 percent built out, occupancy rates and persons per household factors from a higher level of geography are used. David de la Torre asked for additional clarification on the method used to develop Base 2005 Population and Housing by SAZ. Mr. Bagley explained the method in detail.

With respect to the Base Employment by SAZ, Max Enterline inquired about the date of the employment database being used. Mr. Bagley informed the Subcommittee that MAG staff with the help of MAG Member Agencies had developed the 2005 Employment Database for October 2005.

With regards to the mixed use assumptions, Tim Tilton commented that the land use proportions were adjusted by MPA and the same land use split was not applied across the whole region. David de la Torre asked if the assumptions for Chandler employment were applied to all employment polygons in the city of Chandler. Mr. Bagley informed Mr. De La Torre that the mixed use split was applied to General Plan land use polygons and then later refined with the review of build out data and input from City staff.

Thomas Ritz commented that the Single Family/Multi-Family split working paper cites estimates based on 1995 data. He recommended that this be updated with more recent data. Mr. Bagley thanked Mr. Ritz for the comment and said that even though the paper was not updated, the current data was in line with the paper's recommendations.

Chairman, Tim Tilton noted that the velocity curves were based on historic data and not on the recent housing upsurge. Thomas Ritz noted that if the 1979-1999 data is still reflective of current patterns of growth, then papers 5 and 6 should be amended to reflect this. Anubhav

Bagley answered that MAG staff was looking into this and expressed the need to be cautious in incorporating the 2004-2005 data because it could skew the curves in a way that may not be reflective of future patterns.

It was moved by David de la Torre and seconded by Harry Higgins to recommend to MAG POPTAC the assumptions for the MAG Socioeconomic Projections. The motion passed unanimously.

The meeting adjourned at 10:02 a.m.