



DEMOGRAPHIC ADVISORY COMMITTEE
August 16, 2007, 8:30 A.M.
Ada County Courthouse, Commissioner's Hearing Room
200 W. Front Street, Boise, ID

****MINUTES****

ATTENDEES: Mary Berent, City of Middleton, **Chair**
 Brian Billingsley, City of Caldwell
 Matt Ellsworth, City of Meridian
 Jorge Garcia, Idaho Department of Environmental Quality
 Kathy Knapp, for Tim Richard, Association of Canyon
 County Highway Districts
 Susan Mason, Boise State University
 Eric Shannon, Chamber of Commerce-Canyon County
 Barr Smith, Idaho Power Company
 Nichoel Baird Spencer, City of Eagle,
 Jenah Thornborrow, City of Garden City
 Jennifer Tomlinson, City of Boise
 Leslie Toombs, Ada County Development Services
 Charles Trainor, COMPASS
 Mike Wardle, Brighton Corporation, **Vice Chair**

MEMBERS ABSENT: Kelli Fairless, Valley Regional Transit
 Bonnie Ford-LeCompte, Canyon County Development
 Paul Hiller, Chamber of Commerce-Ada County
 Norm Holm, City of Nampa
 Christy Richardson, Ada County Highway District
 Deanna Smith, Public Participation Committee
 Mary Shaw Taylor, City of Star

OTHERS PRESENT: John Church, Idaho Economics
 Ryan Head, COMPASS
 Mandar Khanal, Boise State University
 Carl Miller, COMPASS
 Tricia Nilsson, City of Boise
 Marilyn Sampson, COMPASS
 Brent Turley, Transpo Group
 Mark Wasdahl, Idaho Transportation Department
 Debbie Winchar, COMPASS

CALL TO ORDER:

Chair Mary Berent called the meeting to order at 8:40 a.m.

AGENDA ADDITIONS/CHANGES

None.

OPEN DISCUSSION/ANNOUNCEMENTS

Charles Trainor explained the role and responsibility of the different entities in the Local Update of Census Addresses (LUCA). He indicated that Ross Dodge and Eric Adolfson have developed procedures to transmit electronic files and city line boundaries to the Census Bureau. Charles suggested a centralized approach to the update may prove to be the best direction to take. The Census Bureau deadline for an understanding of which groups in the Treasure Valley will be directing the effort is December 31, 2007. Charles stated COMPASS will send a letter to all the local entities in Ada and Canyon Counties requesting direction as well as request direction from the COMPASS Executive Committee.

CONSENT AGENDA

A. Approve May 15, 2007 Meeting Minutes

Mike Wardle moved and Nichoel Baird Spencer seconded approval of the May 15, 2007 Meeting Minutes as presented. The motion was unanimously approved.

INFORMATION/DISCUSSION ITEMS

A. Review Growth Drivers Report & Review Population Forecasts

Carl Miller stated Agenda Items A and B, The Growth Drivers Report and the Review of Population Forecasts are correlative and will be discussed together. John Church was contracted to provide an econometric population forecast of Ada and Canyon Counties to update the *Communities in Motion's* forecast.

Carl explained a Growth Drivers survey was conducted of over 800 new home owners. They were questioned about what brought them to the area:

- Was it jobs?
- Were they seeking employment?
- Were they self-employed? and
- Are they retirees?

Carl commented there was a considerable difference between national and local numbers. Almost twice as many self-employed moved here and there was an increase in retirees 20% above national numbers. These are important numbers as they may change the amount of population expected in the area. Carl noted that the result of the survey for retirees was very similar to the rest of the homebuyers and it was difficult to tell if this represents the national average.

John Church discussed the age of retirees and noted that 65 plus is considered "retirement age" with 80 plus being "elderly". He stated that there is no official retirement age. Carl commented there is no real correlation to national numbers. The numbers are age numbers not employment numbers.

Charles stated that if the amount of self-employed and retirees coming here is a significant shift, perhaps the trend numbers need to be modified from the Census and COMPASS should use those for forecasting. That kind of shift has some significant implications for transportation. More retirees will alter the travel demand as they are not going to work.

John Church discussed the numbers represented in the survey. He indicated there is a table with components of change in the forecast. It includes births and deaths, natural rate of growth, and a migration component. It is tapering off but the numbers remain very robust in terms of historical

context. There is a pretty strong immigration component; and to an extent, the migration is employment driven. More people come in to fill a job than just the worker.

Matt Ellsworth stated that employment is expected to increase faster in Ada County than in Canyon County. He said jobs created in Ada County increase population in Canyon County. John Church said that was the bedroom community effect. John said Canyon County's population is growing faster than jobs are. Matt asked what factors are creating the jobs in Ada as opposed to Canyon County. John explained that Canyon County's agricultural and food processing jobs are leaving and are expected to continue to decline. John was asked how the increased gas price plays a part in this. He responded Canyon County grew until gas increased to \$3.00/gallon then Ada County had more housing starts. Gasoline prices do have a part, however, the correlation between gasoline and housing is pretty weak.

Nichoel Baird Spencer stated there are a higher number of retirees in the outlying areas and asked if that was indicated in the survey. She noted that retirees don't mind living farther away if amenities are close. John Church responded the numbers for Gem County have not been that impressive, they are not above the norm. If, in the future, Highway 16 becomes a small freeway, Gem County would grow significantly. He stated Boise County's planned communities have a large proportion of second homes, which do not indicate population or employment growth.

The Committee asked about air quality and when it will exceed the budget limits. MaryAnn Waldinger stated there is a projected air quality issue. There are budgets for certain pollutants and they are expected to be exceeded soon. There will be a new set of budgets in 2011. The current budgets were established in 1999 from forecasts developed in 1996. The growth the Treasure Valley has experienced wasn't a part of those budgets. Air quality conformity is currently only done for Ada County. Ada and Canyon Counties will be dealing with surrounding areas as well. Jorge Garcia stated it is just a matter of time before the Treasure Valley becomes non-attainment for ozone. The Treasure Valley could have been non-attainment already, but had a break in the weather. Idaho DEQ expects to be dealing with the ozone issue by 2011.

Tricia Nilsson stated absolute employment growth of 51% is forecast for the Valley and asked if that is lower than earlier growth. John Church said it was not lower. The Treasure Valley has had some phenomenal growth.

Mary Ann was asked about the scenario that caused the two hour commute to Caldwell. She responded it was when COMPASS trended it out and the Treasure Valley approached 1 million in population. She said it may not occur when it is trended out, the model wasn't made sensible, and there have been more road projects since then that will affect the outcome.

Chair Berent asked Carl what was needed from the Committee. He responded this was a discussion item only and more growth options will be presented to the COMPASS Board.

OTHER

Charles Trainor reminded the Committee of the criticality of correcting and updating their census information. He stated Census will be updated in 2010, now is the time to update and correct the community's information. Nichoel asked if Ross was working on a system to confirm the cities information before it is sent out. Charles responded that if the assessor data is wrong, it will be wrong when it is sent to the Census Bureau. Carl Miller noted that there is local training in census addressing on Oct 17, & 18, 2007. Carl is going to send a reminder message to advise the cities of the training dates.

NEXT MEETING: Thursday, October 25, 2007, 8:30 a.m. at the COMPASS Conference Room.

ADJOURNMENT

There being no further business, the meeting adjourned at 9:30 a.m.

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