



MEMORANDUM

To: Adam Miller
City of Phoenix, Planning and Development Services
From: Rick Brammer
Applied Economics LLC
DATE: August 21, 2024
RE: Residential Assumptions

The purpose of the memorandum is to provide a brief summary of the change assumptions used to translate housing units into population in the Growth Assumptions model. The process involves two assumptions occupancy rates (share of total units that are occupied by a year-round resident) and household size (persons per occupied unit). The estimate and projection data from the Maricopa Association of Governments (MAG) does not provide these rates by type of housing unit, but rather occupancy rates and household sizes are applied to total inventory. Base year estimates use Traffic Analysis Zone (TAZ)-level rates that reflect both the type of housing and occupant in a fairly small geographic area, and so provide a good basis for estimating current population.

As for future population, trends in the occupancy and household size rates at the MAG Regional Analysis Zone (RAZ) level were applied to the base rates, but again for the total inventory. Unfortunately, the rates for persons/ household in the year 2025 shown in Figure 1 from table 2.2 in the final report dated July 12th, 2024 (shown below) are not actually reflective of unit-type differences, nor were they used to convert future households into population.

FIGURE 1: ORIGINAL VALUES (7/12/24)

Table with 2 columns: Single Family, Multifamily. Row: Persons/Household. Values: 3.14, 2.93

Since the MAG household size rates do not separate household populations by single family and multifamily use types, if the City desired to do point-in-time estimates we would recommend using household sizes based on data from the 2022 American Community Survey (ACS). Population and occupied units by structure type were used to calculate the city wide average values (shown in Figure 2). The final report dated August 21st, 2024 reflects this change. It is recommended that any further work utilize these values.

FIGURE 2: REVISED VALUES (8/21/24)

Table with 2 columns: Single Family, Multifamily. Row: Persons/Household. Values: 3.10, 2.11