

DRAFT
Meeting Minutes
Delaware Population Consortium
August 11, 2011
Room 219, Haslet Armory
Dover

Attendance:

Barbara Gladders, Public Health
Ed Ratledge, UD CADSR
Janelle Cornwell, City of Dover
Marlena Gibson, DSHA
Mary Ellen Gray, Kent County
Jim Galvin, D/KCMPO

Don Berry, DOE
Mike Duross, DeIDOT
Derrick Lightfoot, Wilmington
Laura Simmons, OSPC
Terry Pepper, DSHS

The inaugural 2011 meeting of the Delaware Population Consortium (DPC) was called to order by Chair Barbara Gladders at approximately 10:07 AM.

The **October 28, 2010 minutes** will be considered at the next meeting of the DPC, as will these minutes.

In light of **Mike Mahaffie's** departure from the OSPC and the DPC, **Chair Barbara Gladders** requested a volunteer for a temporary Secretary to take minutes until a member could be elected. **Jim Galvin** volunteered to keep minutes of the meeting.

Barbara Gladders asked **Ed Ratledge** to brief the members on how he would start the projections and the participation he needs to complete the process.

Ed Ratledge described the detailed data released by US Census that describes the information he/CADSR uses most, modified age, race and gender, will not be available until next year. He noted that the Hispanic population in the 2010 Census count was 16,000 greater than the projections calculated by the DPC for 2010. The increases were primarily in Sussex and New Castle Counties, though the Kent County Hispanic population rose as well.

Ed Ratledge requested data from the members that would help align future projections. He specifically mentioned new home Building Permits and making sure all are reported from all sources to ensure reliability of the projections. In Sussex County there are over 5,000 units for sale. DSHA has County level foreclosure filings.

Ed Ratledge found that Sussex County will continue to grow by 3,500 people per year and that their job market is 'OK', though the jobs available are not of the quality expected. NCC is still shedding jobs and Kent County has increased a little. The pace of growth in KC is what it was 10 years ago. The construction industry is down 15,000 jobs in Delaware, 16 million nationwide. The Hispanic population

that supported construction are leaving the area and birth certificates for Hispanic children has greatly reduced.

The members present discussed the pace of highway and like construction and the unavailability of funding for more projects. School construction has helped stabilize the construction industry to some extent.

Mary Ellen Gray mentioned that Kent County has noticed a small increase in building permit activity compared to prior years. **Janelle Cornwell** noticed similar trends in City of Dover new home Building permits. Developers are building new residences to rent to keep their employees and operations going. **Ed Ratledge** had access to some building permit data, as well.

Derrick Lightfoot informed the members that the City of Wilmington is challenging the 2010 Census count for the City of Wilmington.

The members gathered discussed other housing trends and mechanisms that are influencing the market. The also discussed the implications for school district realignment and requirements of public, charter and private schools. **Don Berry** offered to send student counts and other information by school after it is collected in September.

Ed Ratledge offered to rebenchmark the 2010 DPC projections to the census and run the standard model to determine the 2040 projections without adjusting the detailed distribution of population. He will send the information to members via email and request comments back via email. **Ed Ratledge didn't think another meeting was necessary until early October if all participated in the reviews in the interim. He suggested a next early October meeting followed by a late October meeting to adopt the final figures.**

Ed Ratledge posed that if the nation was to experience a 'double-dip' recession, there would be actual out-migration from New Castle County.

No next meeting was scheduled. The meeting adjourned at 11:10 AM by consensus.

Respectfully submitted: James J. Galvin, Jr. AICP