

MINUTES OF THE  
MARICOPA ASSOCIATION OF GOVERNMENTS  
POPULATION TECHNICAL ADVISORY COMMITTEE

January 24, 2012  
MAG Offices, Chaparral Room  
302 N. 1<sup>st</sup> Ave, Phoenix

MEMBERS IN ATTENDANCE

Charlie McClendon, Avondale, Chair  
Patrick Banger, Gilbert, Vice Chair  
Tracy Clark, ADOT  
\*Bryant Powell, Apache Junction  
A-Andrea Marquez, Buckeye  
\*DJ Stapley, Carefree  
A-Ian Cordwell for Usama Abujbarah, Cave Creek  
David de la Torre, Chandler  
A- Mark Smith, El Mirage  
A- Ken Valverde, Fountain Hills  
\*Rick Buss, Gila Bend  
Thomas Ritz, Glendale  
Katie Wilken, Goodyear  
\*Gino Turrubiarres, Guadalupe

\*Sonny Culbreth, Litchfield Park  
A-Matt Holm, Maricopa County  
\*Wahid Alam, Mesa  
A-Molly Hood, Paradise Valley  
A-Ed Boik, Peoria  
Chris DePerro, Phoenix  
Dave Williams, Queen Creek  
\*Bryan Meyers, Salt River Pima-Maricopa Indian  
Community  
A-Adam Yaron, Scottsdale  
A-Lloyd Abrams, Surprise  
A-Sherri Lesser for Lisa Collins, Tempe  
Anne McCracken, Valley Metro  
A-Diane Cordova, Youngtown

*\* Not in attendance*

*A - Participated via audioconference*

OTHERS IN ATTENDANCE

Eric Morgan, Avondale  
Max Enterline, Phoenix  
A- Linda Edwards, Gilbert  
Sam Andrea, Chandler  
Jim Bacon, Paradise Valley  
Scott Wilken, MAG

Steve Gross, MAG  
Anubhav Bagley, MAG  
Peter Burnett, MAG  
Jason Howard, MAG  
Shannon Acevedo, MAG  
Jesse Ayers, MAG

1. Call to Order

The meeting was called to order at 10:00 am by Chair Charlie McClendon.

2. Call to the Audience

Jim Bacon, the outgoing POPTAC Chair, said “thank you” to everyone involved with POPTAC, and said that they do a great job for the governments in the region, particularly the MAG staff. He said that, as he said at Management Committee, being involved in POPTAC is an opportunity

for managers to see the depth and breadth of talent at MAG. He said that he enjoyed his time as POPTAC Chair, and that he knows the committee will be in good hands with the new leadership. He said that Molly Hood, the Senior Planner for Paradise Valley will take his place as POPTAC representative.

Scott Wilken asked the members if they would be able to receive an Outlook invitation each month, in lieu of a phone call from MAG staff asking if they will be attending the next meeting. He said that members could accept or decline that invitation, and that MAG staff would still call anyone who doesn't respond. Chris DePerro said that he supports the idea, but it would not work for him because Phoenix uses Lotus, rather than Outlook. Katie Wilken said that Goodyear used to use Lotus, and that she would receive Outlook invitations that worked correctly. Steve Gross said that MAG staff would still call anyone who did not respond. Charlie McClendon suggested that staff try sending out the Outlook invitation next month and see what happens, and if it doesn't go work we can revert to the old way. Chris DePerro added that an email asking for a response is just as good as a phone call.

### 3. Approval of the Meeting Minutes of November 1, 2011

Dave Williams moved that the November 1, 2011 draft minutes be approved. David de la Torre seconded the motion and the Committee unanimously approved the minutes of November 1, 2011.

### 4. Boundary and Annexation Survey

Jason Howard gave an update of the Boundary and Annexation Survey (BAS) program. He said this is a program of the US Census Bureau to collect the names and legal boundaries of every governmental unit in the country. He said these boundaries are used to tabulate data for the American Community Survey (ACS) and population estimates. He said that the Census Bureau sent an advance response letter to each member agency's BAS contact or highest elected official if no BAS contact was designated. He discussed procedures for requesting materials from the Census Bureau and submitting boundary changes, corrections, or feature updates. He said that the deadline for response is March 1, 2012 to have those boundaries included in the 2012 ACS. He said that MAG staff will hold an informational BAS workshop in the Cholla Room at 1 pm, following this meeting.

### 5. State Demographer's Office Update

Anubhav Bagley gave an update on the State Demographer's Office activities. He said that at the December meeting of the Council for Technical Solutions (CTS), State Demographer Bill Schooling announced he would be resigning his position with the State of Arizona. He said that the State Demographer's Office technical staff is looking at ways to improve and enhance the estimates methodology. He said that the staff is also working on developing the methodology, models, and datasets that will be used in this year's socioeconomic projections. He said that the big question POPTAC needs to discuss is how to proceed with the mid-decade, and that MAG staff will bring that question to POPTAC at the next few meetings.

### 5A. Final July 1, 2011 Maricopa County and Municipality Resident Population Updates

Anubhav Bagley presented the final July 1, 2011 Population Updates. He said that when POPTAC met in November, the committee approved a county population number of 3,840,000, and that the final number from the state was only 3,370 higher. Since the final number was

within 1% of the number the committee approved, MAG staff took the numbers POPTAC recommended forward to Regional Council for their approval. He said that these numbers are now final, and are available on the MAG website.

#### 5B. Maricopa County Intercensal Estimates

Anubhav Bagley discussed the Maricopa County Intercensal Estimates. He said that there are two possible methods MAG staff could use to produce intercensal estimates for 2000-2010. One method would be to take the estimates produced by the Census Bureau and use those numbers as county control. The other option is to use information produced by the State Demographer's Office using local datasets. He said that MAG staff recommends using the numbers produced by the State Demographer's Office because they use local input and local data. He said that the final estimates are available on the MAG website.

Thomas Ritz asked how the intercensal estimates compare to the special census survey that was conducted in 2005. Anubhav Bagley said that the intercensal estimates used the 2005 survey as an input. He said that, because the intercensal estimates have census counts as beginning and ending points, staff decided not to use the 2005 survey as one point in time because it was a survey and not a full count.

Charlie McClendon added that his opinion of the mid-decade special census is that we should not conduct a special census in 2015. Anubhav Bagley said that he has heard that from others, as well, and that MAG staff will bring forward a formal item for POPTAC to discuss and make a formal recommendation at a future meeting.

#### 6. AZ-SMART and 2012 Socioeconomic Projections Preparations

Jesse Ayers gave a presentation on Arizona's Socioeconomic Modeling, Analysis, and Reporting Toolbox (AZ-SMART). He said that MAG has been doing modeling and projections for about 30 years, and that official socioeconomic projections are mandated by executive order and are released every three to four years. He said that projections are typically done at the Regional Analysis Zone (RAZ) and Municipal Planning Area (MPA) levels. He said that those geographies are currently in review to be used for the official projections this year.

Jesse Ayers said that AZ-SMART is a constantly evolving set of software models and tools to help develop and maintain data inputs, analyze data for consistency and errors, configure and run simulations, build some "what-if" simulation models, and analyze model outputs. He showed a diagram of the relationship between the various data inputs and different levels of geography.

Jesse Ayers discussed the mid-level modeling system that is being used for AZ-SMART, an open-source software developed by Paul Waddell at the University of California Berkley called UrbanSim. He said that UrbanSim has been in development since the mid-1990s and is becoming a national standard for integrated land use and transportation modeling. He said that UrbanSim is currently being used by at least 10 Metropolitan Planning Organizations across the country. He said that UrbanSim is the core of the AZ-SMART system. He said that, in addition, MAG staff is currently developing a small-area model that will distribute results down to smaller levels of geography and aggregate back up to larger areas of geography as needed. He then went into detail about how UrbanSim will be used as the mid-level model, giving examples of the types of data that will be associated with parcels or zones of land, as well as information regarding individual households and businesses synthesized from Census Bureau data. He then described the overall model sequence. He said that once the base year database is created, UrbanSim is run for each simulation year. He said that each year runs a series of models, and

these models do different aspects, such as demographic evolution, real estate development, household location, and employment location.

Anubhav Bagley said that the models are largely being created in-house, and that MAG is working with other MPOs who are also using UrbanSim. He said that because the software is open source, anyone can use it, and many new MPOs are starting to use it now. He said that the tools being built by MAG staff are getting used across the country, and the more people using this software, the better it becomes for everyone.

Patrick Banger asked if the models can run scenarios based on variables plugged in by the user to see what impact the variables, such as tax burden, would have. Anubhav Bagley said that that is definitely possible, but it is something that isn't built yet. He said that the objective right now is to build something that can produce projections and feed into the travel model, but he said that after that is done it could be part of the next stage of enhancements to the models. Patrick Banger said that he would love to learn more about the model and its capabilities.

Anubhav Bagley asked the members if there was interest in MAG staff holding a special session to provide more detail on AZ-SMART. Thomas Ritz said that he would like to see some data from the model before attending a special session, to be able to ask specific questions about how the results were produced. Anubhav Bagley said that, while that is a good point, his concern was that he wanted to make sure POPTAC is aware of what the model is doing before producing results, and also that, once MAG receives the county control totals from the State Demographer's Office, MAG staff will only have six months to produce the final projections.

Chris DePerro asked if submodels get reviewed during the process, or if they are simply run until the data is produced at the end. Anubhav Bagley said that some models are run and then produce the results, while others feed on the results of previous models.

Anubhav Bagley said that MAG staff will bring datasets, methods, and assumptions to POPTAC over the next few months to discuss and get feedback from the members. He said that MAG staff will be working very closely with member agencies to review all the datasets before using them in the model. He said that the biggest piece that will get reviewed, other than the draft projections, will be the base and buildout based on the geographies that are being worked on. He said that the expected date for getting control totals from the State Demographer's Office is some time in summer, hopefully in July. He said that the idea will be to produce a draft series that will get reviewed closely with the member agencies.

David de la Torre said that he would be interested in a more detailed explanation of the model, so that he'll be able to explain the difference between his own calculated projections and the results of the model. Charlie McClendon suggested simply setting up a workshop and allowing those who are interested to attend.

Katie Wilken asked if the buildout has a county level control total or if the buildout numbers are produced individually. Anubhav Bagley said that buildout does not have a control total, but it has a carrying capacity based on what's built today and what the member agencies have produced for development plans and general plans. He said that MAG staff will bring a buildout methodology to POPTAC prior to bringing the buildout numbers. He said the buildout is used to put constraints on the model, using the base on one end and buildout on the other. Katie Wilken said that MAG's buildout number for Goodyear is more conservative than if it were calculated using the maximum density allowed by the general plan. She said it would be interesting to see the difference between the MAG buildout number and the maximum capacity based on the per acre density. Anubhav Bagley said that that would be an interesting comparison. He said that MAG

staff maintains the minimum, maximum, and target densities for each member agency's general plan land use code. He said that buildout is done using target density, but if certain areas are expected to build at a different density, that can be adjusted as needed.

#### 7. MAG Demographic GIS Viewer Update

Jason Howard gave an update on the MAG Demographic GIS Viewer. He said that MAG staff has added 2006-2010 American Community Survey data, and has updated all the demographic data to block group level, rather than tract level. He said there are still a few, mostly cosmetic, updates that will be done in the near future, as well.

David de la Torre said that the viewer has been very useful to him, as he has recently gotten a lot of requests for census data. He said that the website makes it really easy to extract the data.

#### 8. Updated Foreclosure Map, December 2011

Peter Burnett gave an update on the foreclosure data. He said that MAG staff takes quarterly foreclosure data, maps it, and provides numbers for the member agencies. He said that the maps illustrate the density of foreclosures. He said that the patterns of the maps are generally staying the same, but the density is decreasing quite a bit. He said that the pending foreclosure map shows the total number decreasing, as well. He said that the final map shows "distressed properties," which are foreclosed properties, bank-owned properties, and pending foreclosures. He said that the total number of distressed properties as of December 2011 is 27,051. He said that compared to March 2010, the density and total number have gone down. He said that in March 2010, the total number of distressed properties was 63,182. He then displayed and discussed a graph of the number of distressed properties between March 2010 and December 2011, which shows the total number going steadily down.

Chris DePerro asked if the graph shows a snapshot of each month. Peter Burnett said that the graph shows a snapshot of each quarter when the data was processed. Max Enterline asked if the data can be used to identify foreclosure hotspots by zip code. Anubhav Bagley said that the data is geocoded, and if a hotspots map by zip code is desired, MAG staff can provide the numbers, but not the entire dataset.

Tracy Clark asked how far back the foreclosure data that MAG staff has goes. Anubhav Bagley said that staff has the data going back to March 2009. Tracy Clark said that he was wondering how we know what a normal amount of foreclosures is, when the data doesn't go back to before the housing market dropped. Anubhav Bagley said that, if there is interest at POPTAC, MAG staff could work with Information Market to determine what the earlier level of foreclosures was, so that we would know when we're back to that level. Charlie McClendon said that in Avondale, by March 2009, the foreclosure level was already not normal. Max Enterline asked if the foreclosure data informs the vacancy rates in the model. Anubhav Bagley said that the vacancy rates are driven by the census. He said that a property being distressed doesn't necessarily guarantee it will be vacant. He said that he would like to use electric or water use data to determine vacancy, but so far, that has not been possible. Peter Burnett said that MAG staff plans to continue to track the foreclosure data going forward regardless of the state of the economy, to be able to track trends and establish what a normal level actually is.

Anubhav Bagley said that a group similar to Information Market has begun tracking information on commercial foreclosures. He said that if there is interest from the POPTAC membership, MAG staff could invite them to present the commercial data. He said that they do not have historic data, but they do have recent information. Dave Williams asked if Costar had

information on commercial and industrial. Anubhav Bagley said that Costar is the basis for the non-residential vacancy rate that MAG staff uses, and they may have foreclosure data, but it doesn't indicate what foreclosures are coming in the future.

#### 9. Data Collection, Review, and Presentation

Jason Howard discussed the MAG POPTAC timeline from January to August 2012. He said that it is the schedule for the next eight months for data collection and review. He said the next major data review will be of land use documents. He said that after that will be the review of MPA boundaries, the point databases, draft 2011 general plan databases, and the draft 2011 employer database.

Katie Wilken said that she noticed the model uses age-restricted communities, but that she doesn't remember providing that information to MAG and it isn't listed as part of the point database. Jason Howard said that MAG staff has a list of age-restricted communities that will probably need to be reviewed by a few member agencies.

Anubhav Bagley said that the other datasets of concern from a modeling perspective is the developments database, particularly the start year information. He said that that is something that will be reviewed closely with the member agencies.

#### 10. Regional Updates

Dave Williams said that in December the Queen Creek Town Council approved a 160 acre solar power generating facility. He said that he would be happy to sit down with any members if they get a similar project proposed, as he learned a lot about those types of developments as part of this project. He also said that in March they will take to the Planning Commission a 2,300 unit master planned community that they have been working on for eight years.

Patrick Banger said that Gilbert ended the year with 1,546 building permits, which was about a 50% increase from the year before, and they have issued 110 in January so far. He also said that average square footage and average lot size for new homes have been increasing. He said that the new homes are 330 square feet larger than last year. Dave Williams said that Queen Creek is tracking the same data and are seeing the same results.

Andrea Marquez said that Buckeye recently annexed 8,675 acres for the future Skyline Regional Park.

#### 11. Next Meeting of the MAG POPTAC

Chair McClendon said that the next meeting of the MAG POPTAC is scheduled for Tuesday, March 27, 2012 at 10:00 am. The meeting adjourned at 11:01 am.