

# California Sub-County Estimates and Data Collection



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**DEMOGRAPHIC RESEARCH UNIT  
CALIFORNIA DEPARTMENT OF FINANCE**

**2015 USC-SCAG WORKSHOP, LOS ANGELES, CA  
JUNE 1, 2015**

# Who We Survey



- **We survey 482 cities and 57 counties for data at the city and unincorporated county level**
  - Building Departments
  - Planning Departments
  - Community Development Departments
  - Private Contractors hired by the City and County
- **Most years we can expect a 100% participation rate**

# How Do We Estimate Housing and Population?



- **Sub-County Estimates use a Housing Unit Method (HUM)**
  - Housing units benchmarked to the 2010 Census
  - Net change in housing units by type are collected through surveying all 481 cities and 57 unincorporated areas in California
  - A Census vacancy rate and person per household are applied to yield a household population
  - The household population is controlled to the independently calculated county population
  - Finally, the group quarters estimate is added to give a total population for each jurisdiction

# What Does the Survey Give Us?



- **DRU Housing Unit Change Survey**
  - Newly Constructed Units
  - Converted Units Gained and Lost
  - Demolished Units
  - Any Non-Permitted Units Gained or Lost
  - Annexed Housing Units From the County Into the City
  - Civilian Group Quarters Data

# Survey Reporting Methods



- **Online Survey – 54%**
- **PDF Survey Emailed – 32%**
- **Fax – 10%**
- **Phone-in – 2%**
- **Mail – 2%**

**DOF HOUSING UNIT SURVEY**

PLEASE READ ATTACHED INSTRUCTIONS. RETURN THIS FORM TO OUR OFFICE BY **JANUARY 16, 2015.**

Attention: Demographic Research Unit, Department of Finance, 915 L Street, Sacramento, CA 95814, Fax (916) 327-0222, Tele. No. (916) 323-4086.

(Office use only)

City/Town: \_\_\_\_\_ County: \_\_\_\_\_ Place Code: \_\_\_\_\_

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REPORT UNITS GAINED	SINGLE UNIT STRUCTURES			MULTIPLE UNIT STRUCTURES				TOTAL UNITS
	Detached Units	Attached Units	Mobile Homes	2, 3, or 4 -plex		5 or More		
				Structures	Units	Structures	Units	
1. From newly constructed units								
2. From conversions or housing units moved into your jurisdiction								
3. From other local units or non-permitted activity								

**SECTION II. HOUSING UNITS LOST**

From January 1, 2014 through December 31, 2014

1. REPORT UNITS LOST from demolition, fire, or natural disaster								
2. REPORT UNITS LOST from conversions or moved out of your area								
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**SECTION III. ANNEXATIONS AND DETACHMENTS**

From January 1, 2014 through December 31, 2014

List each boundary change separately by LAFCO resolution number and any existing units.

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From January 1, 2014 through December 31, 2014

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	Annexed	Detached	Opened	Closed	Changed	1/1/2014	12/31/2014

(Please Print Clearly)

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# Section I. Housing Units Gained



- **Sources of Newly Constructed Units Accepted**
  - Final Inspections
  - Completed Housing Units
  - Certificates of Occupancy
  - Utility Releases
  - Adjusted Building Permits
    - ✦ Single-family units backdated 6 months
    - ✦ Multi-family units backdated 12 months

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# Section I. Housing Units Gained



- **Types of Units Gained Collected**
  - **Newly Constructed Units**
    - ✦ Built and occupied during previous calendar year
  - **Conversions or Housing Units Moved Into the Jurisdiction**
    - ✦ Commercial to residential conversion
    - ✦ Additional units built onto an existing structure
  - **Other Local Units or Non-Permitted Activity**
    - ✦ Illegal garage units

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## Section II. Housing Units Lost



- **Types of Units Lost Collected**
  - Units lost from demolition, fire, or natural disaster
  - Units lost from conversions or moved out of the area
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## Section III. Annexations and Detachments



- Reported by resolution number, short title, and effective date.
- Covers boundary changes by calendar year for population change at the city and unincorporated county level.
- Verified with data from the California Board of Equalization

# Housing Unit Types Reported



- **Types of Structures and Housing Units Reported**
  - **Single Unit Structures**
    - ✦ **Detached Units**
    - ✦ **Attached Units**
    - ✦ **Mobile Homes**
  - **Multiple Unit Structures**
    - ✦ **2, 3, or 4-Plex**
      - **Structures**
      - **Units**
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## IV. Civilian Group Quarters



- **Covers any new civilian group quarters facilities, facilities that closed, and any facilities that had a change in group quarters population.**
- **Civilian group quarters include data more efficiently collected by local jurisdictions.**
  - Assisted Living Facilities
  - Private College Dormitories
  - Group Homes
  - Nursing Facilities
  - Residential Treatment Centers



# Call Backs and Follow-Up



- **100% Participation Takes Work!**
  - ~ 40% call back rate after initial due date
  - All surveys usually in by mid-March
- **Common Follow-Up Issues**
  - Previous contact gone or on extended leave
  - Email sent to junk mail
  - Short staffed/waiting for information
  - Submittal errors

# Checking and Reviewing



- **Sources Used for Checking**
  - Census C404 building permit file
    - ✦ Calendar year and backdated files
  - Previous year survey data
  - California Board of Equalization Annexation Files
- **Common Mistakes and Issues**
  - Inconsistent source of new constructions
  - Misunderstanding of structure and unit types
  - Reporting correct time period for building permit data
  - Determining occupancy rate for multi-unit structures
  - Reporting projected units on newly annexed land
  - Double reporting of units

# Group Quarters Estimate



- **Military**
- **College Dormitories and Apartments**
- **County Jails, State and Federal Prisons, Juvenile Institutions**
- **State and Federal Veteran Homes**
- **State Hospitals**
- **Federal Job Corps Centers**
- **Other Group Quarters**

# Methods of GQ Data Collection



- **Available GQ Reports**

- County jails, State and Federal prisons, juvenile institutions
- State Veteran Homes
- State Hospitals
- Federal Job Corps Centers
- University of California and California State University dormitories and apartments

- **GQ Surveys**

- Military GQ and Family Military
- Federal Veteran Homes
- California Community Colleges

## Other GQ



- Includes all GQ data not readily available for collection without extensive efforts at the local level
- Benchmarked to the decennial census
- Updated through local jurisdictions on the Housing Unit Survey “Civilian Group Quarters” section
- Comprises about 38% of the total GQ population in California

# Challenges and Issues for Discussion



- Accuracy of the vacancy rate and new methods
- Housing unit loss data
- College group quarters enumeration

# Vacancy Rate Issues



- **Current method held to decennial census vacancy rate with key military family household adjustments**
- **Researching new annual vacancy rate based on a raked difference in ACS vacancy rate from Census to current estimate year**
  - Adjusted ratio to compensate for difference between the decennial census and ACS vacancy rate
  - 2015 estimate series to explore 1-year ACS vacancy change at the county level weighted on vacant housing units and raked throughout cities.
  - 2016 estimate series will theoretically include all cities and incorporate 5-year ACS vacancy rate change

# Housing Units Lost

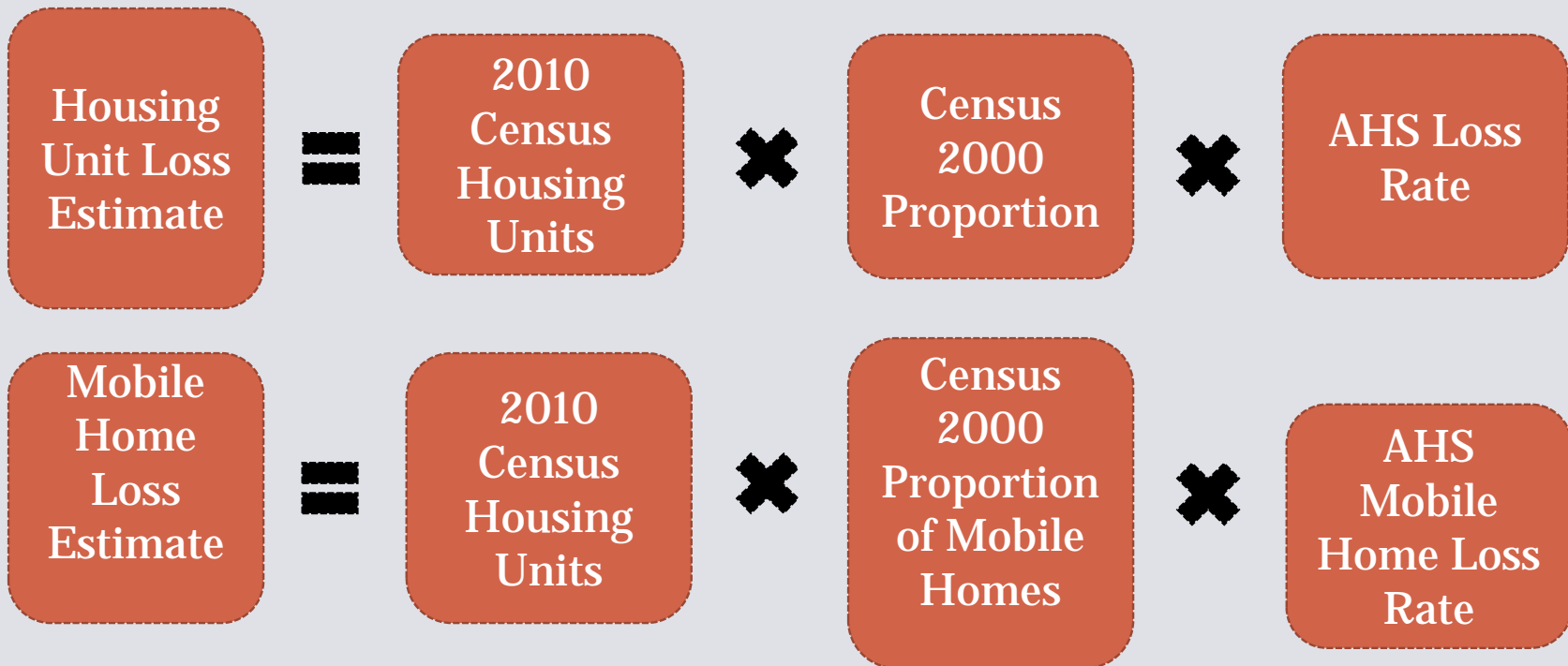


- In 2013 California had only a fraction of lost units (4,555) compared to Census (27,323)
- Difference in methodology
  - California uses 100% survey data from local jurisdictions
    - ✦ Demolitions, fire, or natural disaster
    - ✦ Converted units lost
    - ✦ Mobile homes lost or moved out of the area
    - ✦ Any other non-permitted activity lost



# Housing Units Lost

- Difference in methodology continued
  - Census Bureau Housing Unit Loss Method



# College GQ Issue



- **2010 Census Bureau definition of college GQ:**
  - “Group Quarters are places where people live or stay in group living arrangements that are owned or managed by an entity or organization (such as a college or university) providing housing and/or services for the residents. Off-campus residences where students live are not considered Group Quarters.”
- **Definitional change led to inconsistencies in how college GQ was enumerated in 2010 Census**

# College GQ Issue



- **California college GQ data sources**
  - University of California
  - California State University
  - California Community Colleges
  - Private college changes reported by cities on housing unit survey
- **Reports give campus sponsored student housing in both dormitories and apartments**
- **Adjustments made to include on-campus apartments fitting a group living environment**

# California Estimates and Projections Reports



- <http://www.dof.ca.gov/research/demographic/reports/view.php>
  - Sub-County Estimates Reports
    - ✦ E-1 Annual Percent Change
    - ✦ E-4 Historical Population Estimates
    - ✦ E-5 Population and Housing Estimates
    - ✦ E-8 Historical Population and Housing Estimates
  - County Estimates Reports
    - ✦ E-2 California County Estimates and Components of Change by Year
    - ✦ E-6 Population Estimates and Components of Change by County
    - ✦ E-7 Population Estimates, with Components of Change and Crude Rates

# California Estimates and Projections Reports



- <http://www.dof.ca.gov/research/demographic/reports/view.php>
  - Projections Reports
    - ✦ State and County Projections by Race, Age, and Gender
    - ✦ K-12 Enrollment Projections by County
    - ✦ State and County Birth and Fertility Rate Projections by Age and Race

# Contact Information



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