# California Sub-County Estimates and Data Collection

#### **DOUG KUCZYNSKI**

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%

Demographic Research Unit

#### 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.

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Date of Estimate: 1/1/2015

# 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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Date of Estimate: 1/1/2015

(Office use only) Place Code: City/Town: SECTION I. HOUSING UNITS GAINED Please check the method you reported on this survey for newly constructed units: Final Inspections completed between 1/1/14 - 12/31/14 Report counts only for units that are ready for occupancy. If you are unable to provide final inspections, report one of the following types of counts to indicate newly constructed units: Completed Housing Units, 1/1/14 - 12/31/14 Certificates of Occupancy, 1/1/14 - 12/31/14 Utility Releases, 1/1/14 - 12/31/14 If you can only report building permits issued, you MUST adjust the building permits to estimate completions using a different time frame: Single unit permits issued: 7/1/13 - 6/30/14 and Multiple unit permits issued: 1/1/13 - 12/31/13SINGLE UNIT STRUCTURES MULTIPLE UNIT STRUCTURES REPORT UNITS GAINED 2, 3, or 4 -Plex 5 or More TOTAL Detached Attached Mobile Units Structures Structures Units UNITS Units Units Homes 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 3. REPORT UNITS LOST from other local units or non-permitted activity SECTION III. ANNEXATIONS AND DETACHMENTS For Cities Only. Attach additional sheets if necessary. From January 1, 2014 through December 31, 2014 List each boundary change separately by LAFCO resolution number and any SINGLE UNIT STRUCTURES MULTIPLE UNIT STRUCTURES existing units. 5 or More Detached Attached Mobile 2, 3, or 4 -Plex TOTAL Annexation Short Title & Effective Date Units Units Structures Units Structures LAFCO Res. No. Homes Units UNITS SECTION IV. CIVILIAN GROUP QUARTERS CHANGE Attach additional sheets if necessary. From January 1, 2014 through December 31, 2014 DATE OF STATUS CHANGE PERMANENT RESIDENTS 1/1/2014 12/31/2014 Facility Name, Address, Zip Code, & Telephone Number Annexed Detached Opened Closed Changed (Please Print Clearly) Reported by: Department: Title: City: Zip Code: FAX No.: ( ) Address: E-mail Address: Telephone No. : ( ) Page of

# 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
    - **X** 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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Date of Estimate: 1/1/2015

# 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
- Units lost from non-permitted activity

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Date of Estimate: 1/1/2015

### 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
    - **X** Detached Units
    - **X** Attached Units
    - **Mobile Homes**
  - Multiple Unit Structures
    - x 2, 3, or 4-Plex
      - Structures
      - Units
    - **x** 5 or More
      - 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

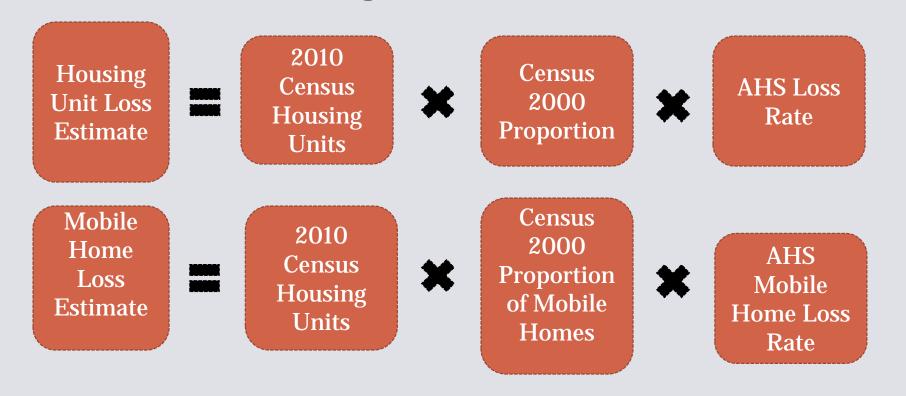
- Current method held to decennial census vacancy rate with key military family household adjustments
- Researching new annual vacancy rate based on a raked difference in ACS vacancy rate from Census to current estimate year
  - Adjusted ratio to compensate for difference between the decennial census 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 cites 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/repor ts/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/repor ts/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**

### Doug Kuczynski

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- Demographic Research Unit
- Douglas.Kuczynski@dof.ca.gov
- o (916) 323-4086