



Sub-County Population and Housing Estimates

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Population Balancing Equation

- Last Year's (revised) Population
 - + Births
 - + Domestic In-Migrants
 - + International Immigrants
(authorized and unauthorized)
 - Deaths
 - Domestic Out-Migrants
 - Emigrants
 - = Current Population





State and County Population Methods

- State

- Driver License Address Change (DLAC) Model

- Counties

- Modified DLAC Model
- Ratio-Correlation Model
- Tax Return Model





How Do We Estimate Housing and Population?

- Sub-County Estimates use a Housing Unit Method (HUM)
 - Housing units benchmarked to the latest decennial Census
 - Net change in housing units by type are collected through surveying all 482 cities and 58 counties in California
 - A Census/ACS derived vacancy rate and person per household are applied to yield a household population
 - The household population is controlled to the independently calculated county population estimate
 - Finally, the group quarters estimate is added to give a total population for each jurisdiction





Housing Unit Survey (HUS)

- We survey 482 cities and 58 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





HUS Data Sources

Completed Housing Units

Completed between **1/1 – 12/31**
based on Final Inspections,
Certificates of Occupancy,
Completion Certificates, or Utility
Releases

Permits

Permits adjust estimate
completions based on different
time frames

ADUs & Single Family: Backdate 6 Months
Multi-Family: Backdate Full Year

*Data source must be consistent with prior years for accurate estimates



Housing Categories

3 Categories

1. Single Family Housing Units

- 3 Single Family Types

2. Multi-Family Housing Units

- 2 Multi-Family Types

3. Accessory Dwelling Units (ADUs)

- 2 ADU Types

Single Family

Multi-Family

1. **Attached:** 1-unit structure attached to another unit by a common wall. The shared wall(s) extend from the foundation to the roof with adjoining units to form a property line. Each unit has individual heating and plumbing systems.
 1. **2-4 Units:** A structure with 2, 3, or 4 units not classified as a single-unit attached structure.
 - EX: Townhouse, half-plex, or row house
 2. **5+ Units:** A structure with 5 or more housing units.
- 2.* Share attic space, and heating and plumbing systems
attached garage
3. **Mobile Home Units:** 1-unit structure originally constructed to be towed on its own chassis



ADUs

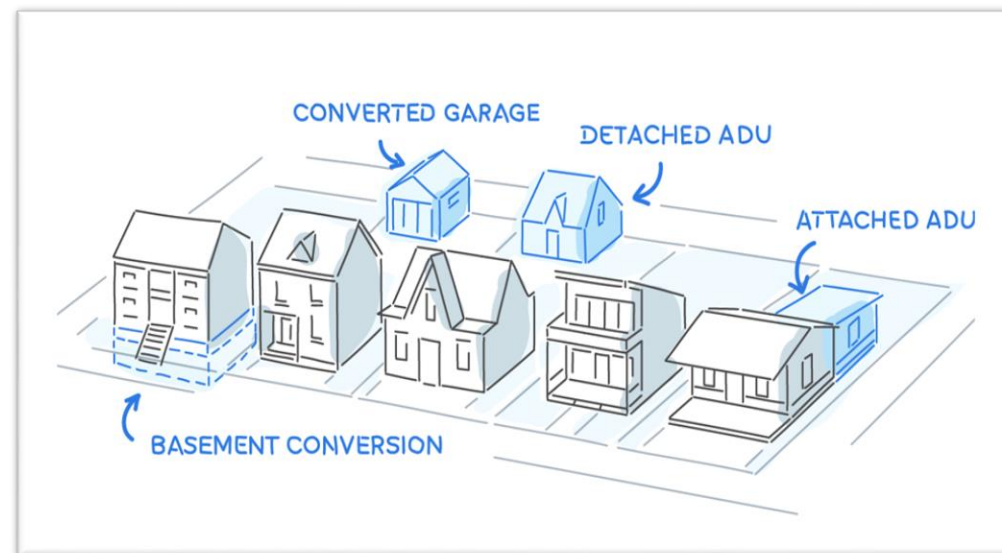
2 Types of ADUs

1. **Attached:** Structure shares a wall and/or shares utility systems with the original housing unit

- Commonly shared utilities: water/sewer lines

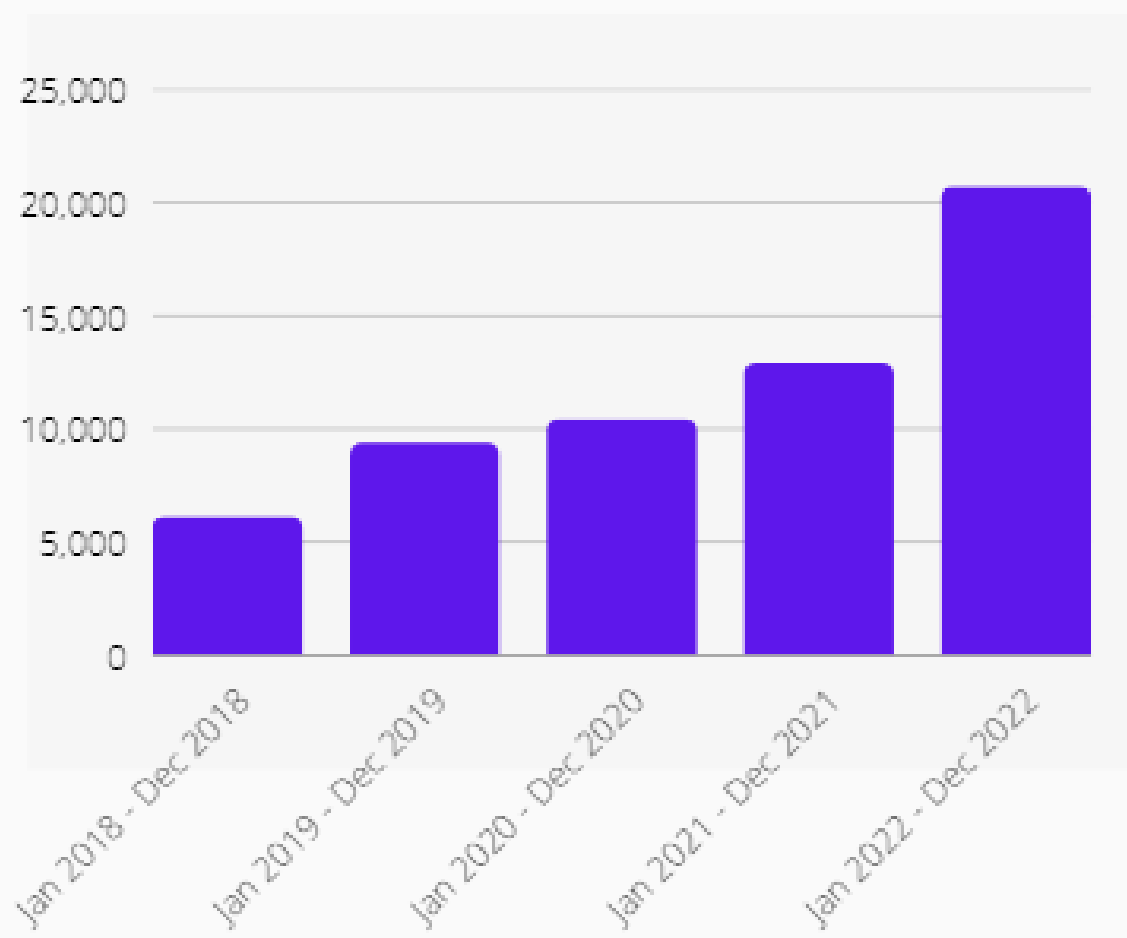
2. **Detached:** Structure containing the ADU is a stand-alone structure with no shared walls to the original unit

- EX: Converted pool houses and detached garages
- EX: Mobile homes placed in the backyard of a Single Family unit





CA ADU Growth



2022

The highest ADU growth reported last year in the HUS with the addition of 20,683 ADUs.

60.57%



HUS Questions

How many Housing Units gained by category type

- Newly Constructed Units
- Converted Units Gained
- Non-Permitted Units Gained

How many Housing Units lost by category type

- Demolition, Fire, and other Natural Disaster
- Converted Units Lost
- Non-Permitted Units Lost

*Additional question added in 2022 asking units lost due to wildfires 🔥

How many Affordable Housing Units were gained/lost by category type



Group Quarters Estimate

- Military
- College Dormitories and Apartments
- County Jails, State and Federal Prisons
- 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





Civilian Group Quarters

- Non-household residential facilities
- Residents living in these facilities have no permanent residence elsewhere
- HUS focuses on availability of beds and facility changes (Annexed, Detached, Opened, Closed, or Changed)
- Between 2010 and 2020, this type increased from 38% to 46% of the total GQ population in California

Types of Group Quarters Facilities

- Nursing and convalescent homes
- Orphanages
- Shelters
- Convents
- Private dormitories
- Local facilities for the mentally and physically disabled.





GQ Collection and 2020 Census

- The COVID-19 lockdowns led to many difficulties in data collection
- Lockdowns began right when Census forms were sent out
- Confusing guidance with College Dorms
- Resulted in overcount of 18-24 Age Group





2020 GQ Benchmark

- New Method for Benchmarking GQ
- Hybrid Benchmark
- Combination of Census Results and Administrative Data
- “Other GQ” from Census
- Rest from Admin Data





City Estimates Contacts

General Questions

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