Demographic Research Unit

Population Estimates and Housing in California after 2008 Recession

Presented by Phuong Nguyen and John Boyne

Panel Overview

- Description of State Population estimates and growth rates from 2000 to 2018.
- Components of change (Births, Deaths, and Net Migration) from 2000 to 2018.
Panel Overview (continued)

- Brief overview on Sub-County Population Estimates Methodology
- City Population Estimates since the Recession
- Housing since the Recession
- Impact of housing shortages on population estimates

Population Balancing Equation

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

[California January 2018 Population Estimates]
California Populations

- California population increased from 33.7 millions in 2000 to 39.8 millions in 2018.
- Net population growth is at 6 millions people or 18 percent increase since 2000.
- The highest population growth rate was in 2000 at 1.8 percent.
- From 2005, population growth rate fell to .65 percent and hasn’t reached over 1 percent since then.

Component of Changes: Births, Deaths & Migration - 2000-2018
Factors contributing to population growth in California

- Source of population growth has been heavily based on natural increase (79%).
- Immigration has slowed down, but kept net migration in positive.
• City Population Estimates and Housing Units

Housing Unit Method

• Sub-County Estimates use a Housing Unit Method (HUM)
  o Housing units benchmarked to the 2010 Census
  o Net change in housing units by type are collected through surveying all 482 cities and 57 unincorporated areas in California
  o A Census vacancy rate and person per household are applied to yield a household population
  o The household population is controlled to the independently calculated county population
  o Finally, the group quarters estimate is added to give a total population for each jurisdiction
The Housing Crisis

- If the trend continues where population growth continues to outpace housing growth by significant numbers in the coming years, the state will face several challenges
  - Will Single Family Homes ever be built as before the recession?
  - Housing shortages will result in falling vacancy rates, which will drive up home values and rents
  - Persons per household will continue to rise as multi-generational households will become the norm
  - The cost of living in several areas of the state will become too expensive for large swaths of the population

California Estimates and Projections 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/Forecasting/Demographics/Projections/
  - 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

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