

Demographic Research Unit

Population Estimates and Housing in California after 2008 Recession

Presented by Phuong Nguyen and John Boyne



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Panel Overview

- State and County Population Estimates Methods.
- Description of State Population estimates and growth rates from 2000 to 2018.
- Components of change (Births, Deaths, and Net Migration) from 2000 to 2018.



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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

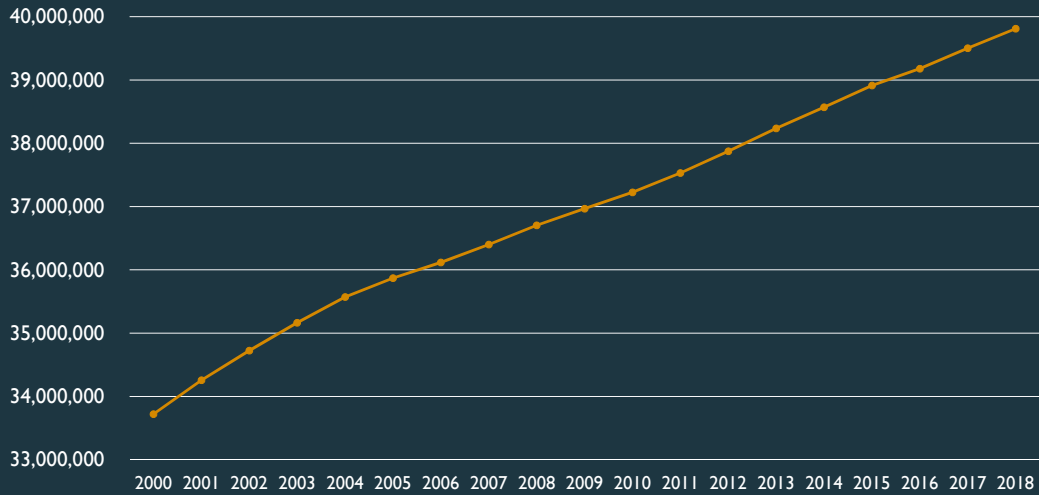


Population Balancing Equation

- 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](#)



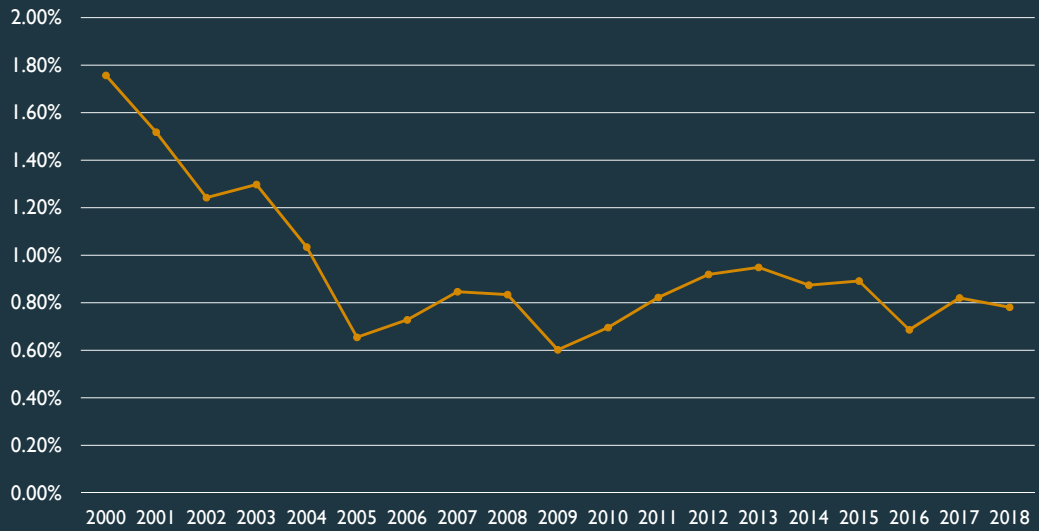
California Population January 2000 - 2018



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California Population Growth Rates January 2000-2018



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California Populations

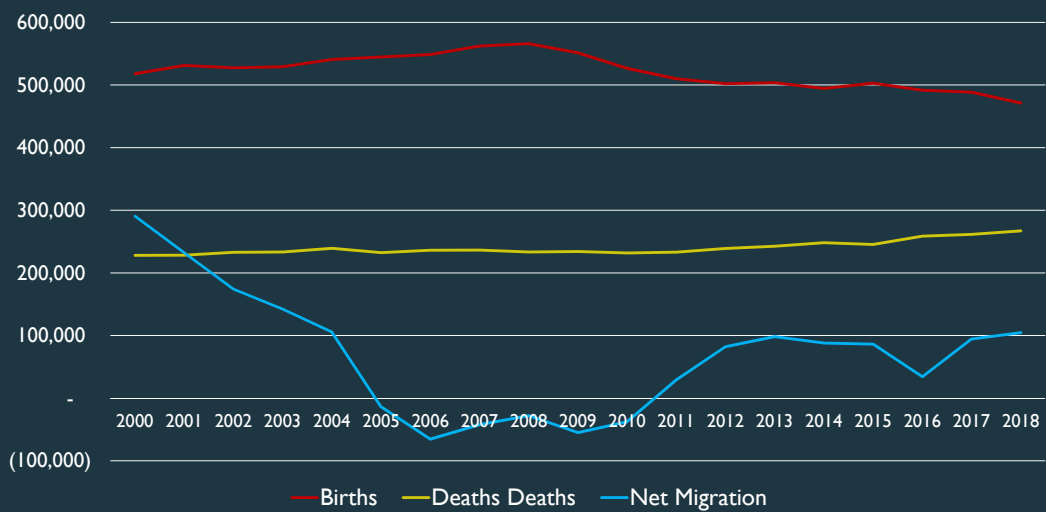
- California population increased from 33.7 millions in 2000 to 39.8 millions in 2018.
- Net population growth is at 6 millions people or 18 percent increase since 2000.
- The highest population growth rate was in 2000 at 1.8 percent.
- From 2005, population growth rate fell to .65 percent and hasn't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



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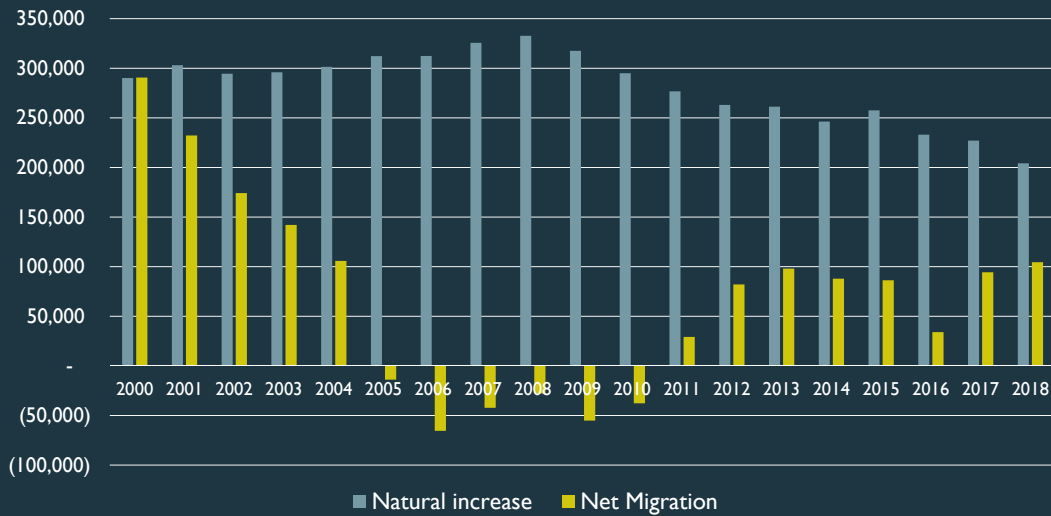
Component of Changes: Births, Deaths & Migration - 2000-2018



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Shares of Natural Increase & Net Migration in Pop Growth 2000-18



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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.



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- City Population Estimates and Housing Units

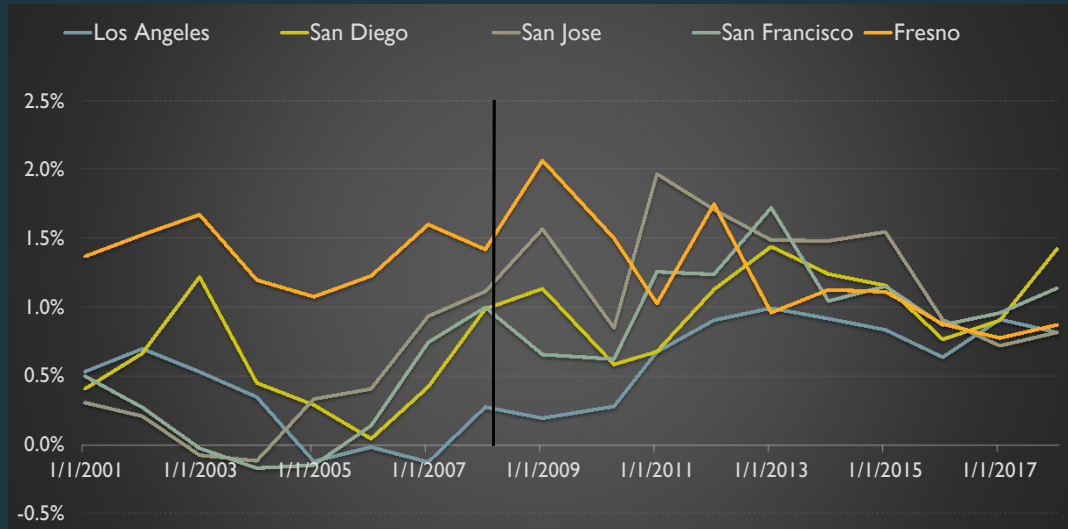


Housing Unit Method

- 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 482 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



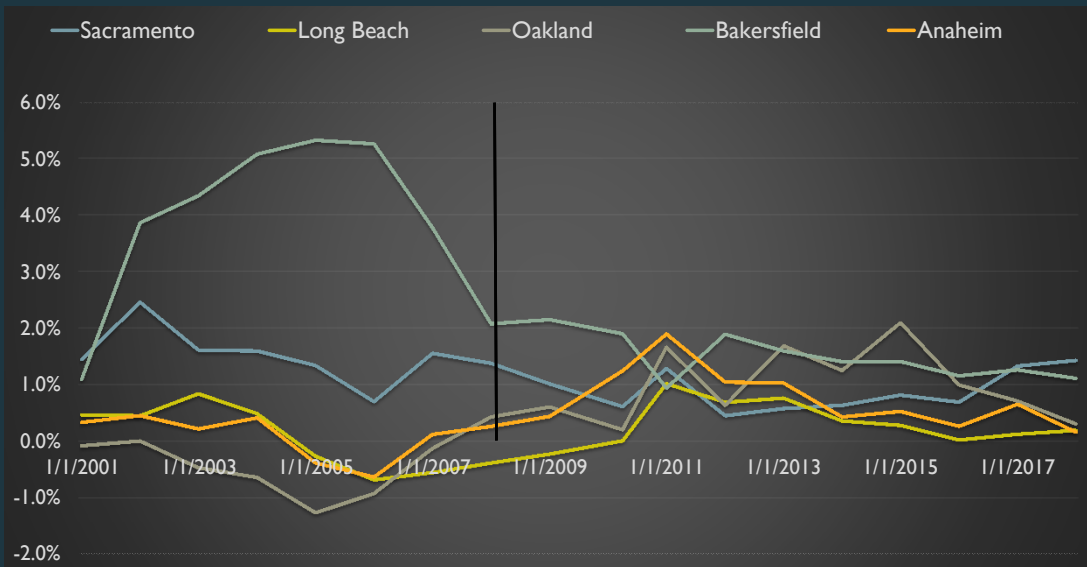
Changes in City Population Growth Rates 2000-2018



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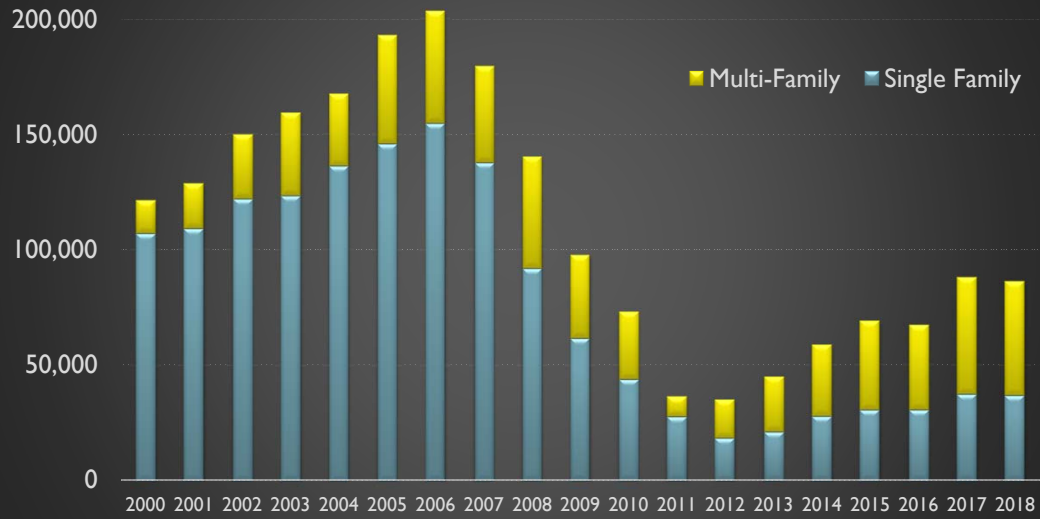
Changes in City Population Growth Rates 2000-2018



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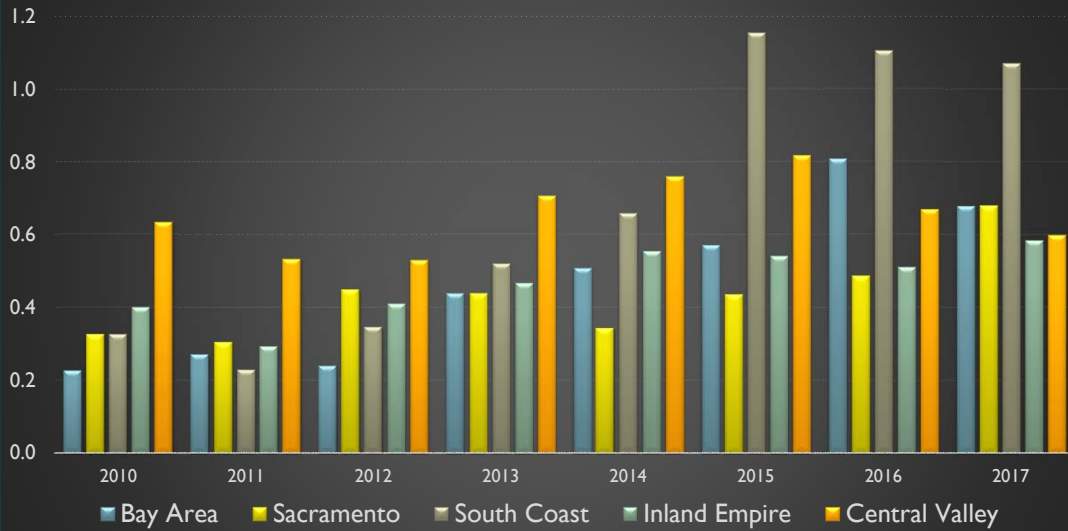
Net Housing Unit Change by Type 2000-2018



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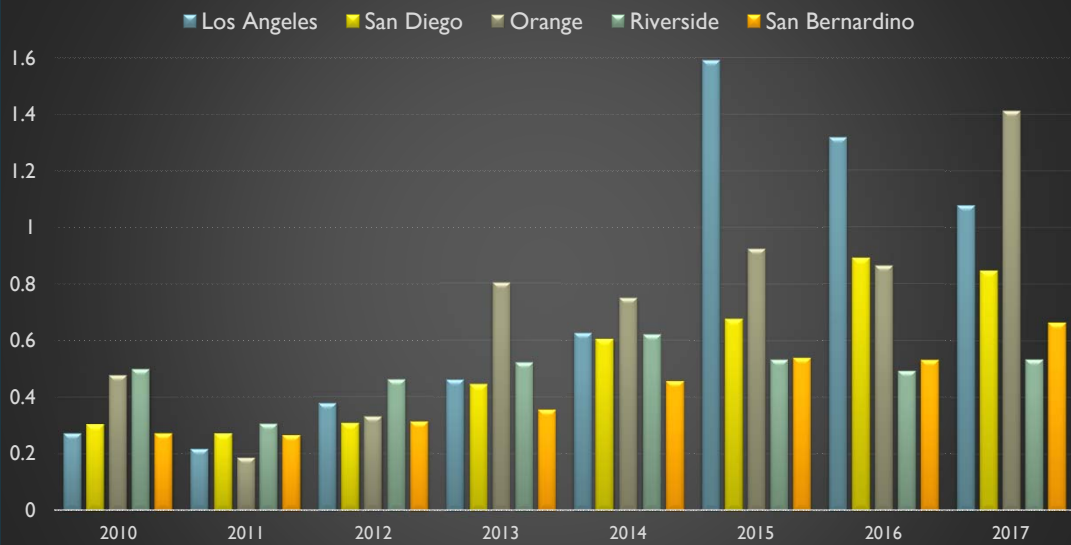
Regional Ratio Housing to Population Change



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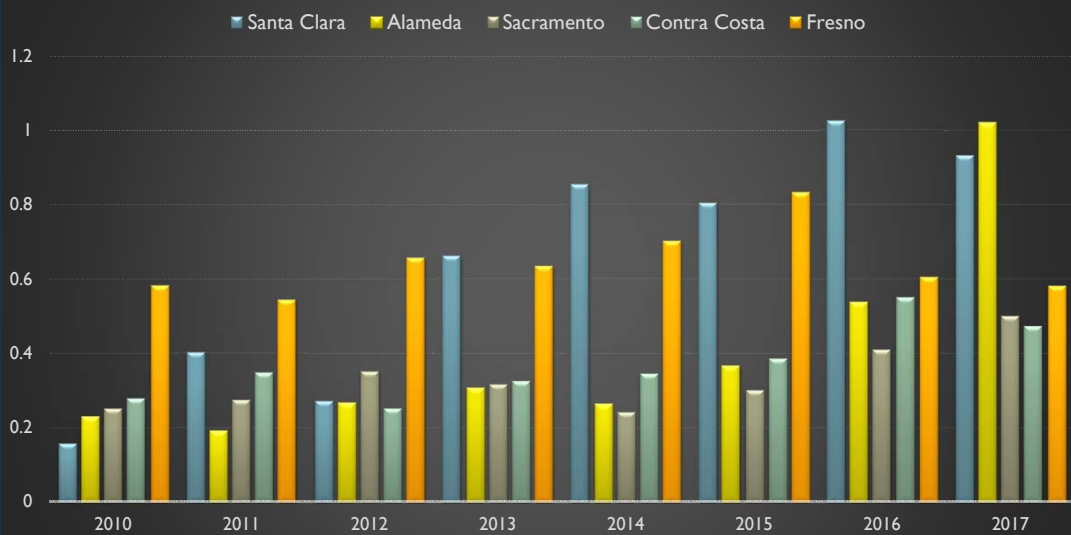
County Ratio Housing to Population Growth Ratio



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County Ratio Housing to Population Change



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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



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California Estimates and Projections Reports

<http://www.dof.ca.gov/Forecasting/Demographics/Estimates/>

- 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



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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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