

# How Does the ACS Compare to Local Utility Data for Understanding Local Housing Occupancy?

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# What I Will Be Covering

- A Case Study Looking at Occupied Housing Units
- Looked at One, Three, and Five Year ACS
- Developed a typology of results.
  - Signal
  - Change
  - Review
  - Okay: Enough consistency after study to say nothing needs to change (Two Counties)



# The Importance of Occupied Unit Information

- **Key part of Nevada estimates**
  - Certified estimate is (Housing Unit-based estimate plus Regression-based estimate)/2
- **Estimates used to distribute \$2 Billion from 1999 to 2011 among local governments based on population and assessed valuation change.**
- **Control totals for other estimates**
- **Still recovering from the housing bubble**



**For the housing unit-based estimate we must use by regulation:**

- **Assessor housing counts or local government counts**
- **An occupancy rate**

**There were a number of issues in comparing the local housing counts to the Census especially in 2010.**

- **Non-traditional housing units such as unpermitted units, RV's, and daily/weekly/monthly units**
- **New condominium developments**



# How well do the overall local housing counts and Census compare?

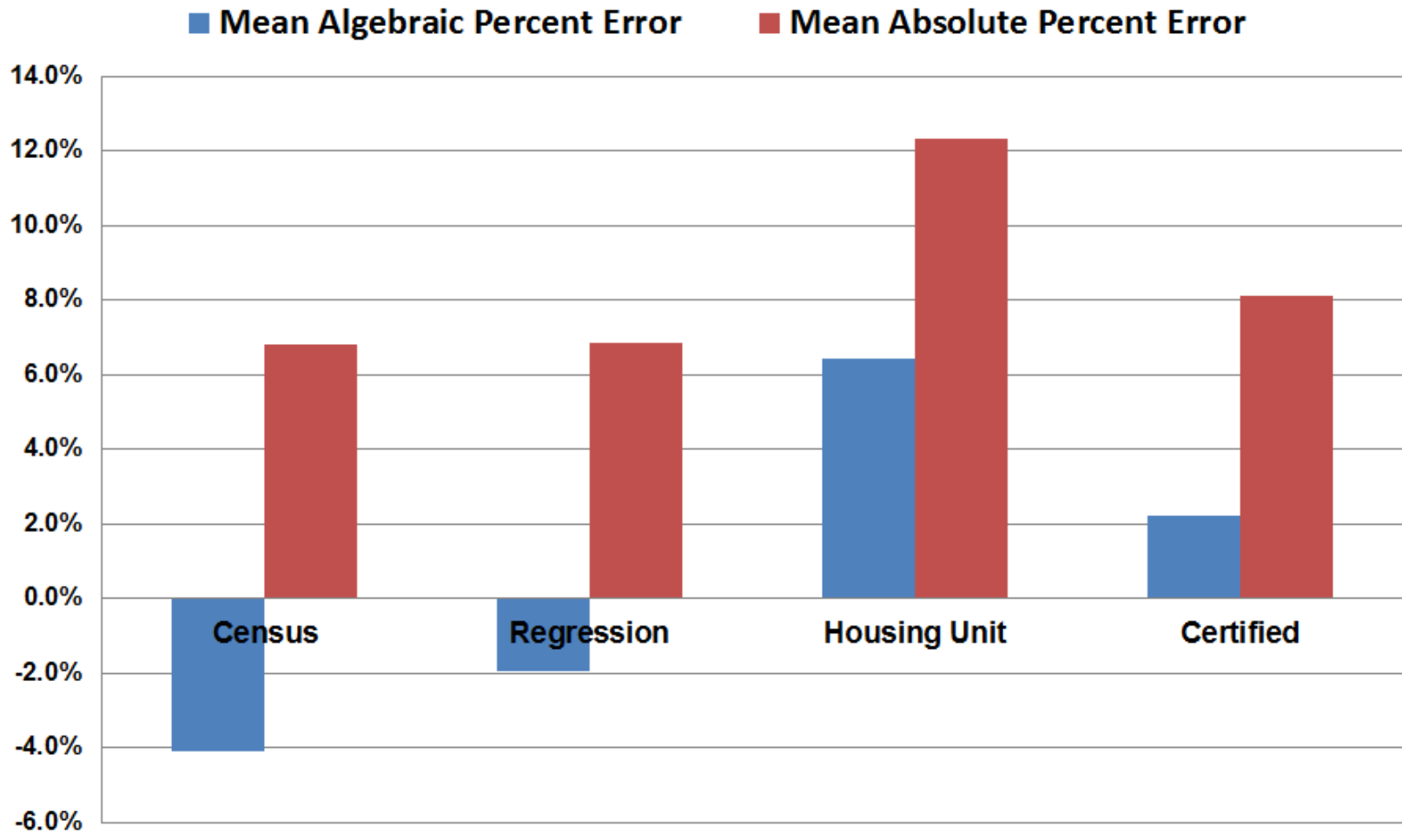
Table 1: Comparison of Nevada Local and Census Housing Counts 2000 and 2010

	Total Counts				Differences Between Local and Census				Change Between Counts		
	2000	2000	2010	2010	2000	2000	2010	2010	Change in	Change	Local
	Assessor Plus Other	Census	Assessor Plus Other	Census	Assessor Less Census	% Difference Census Less Other	Assessor Less Census	% Difference Census Less Other	Local Count 2000 to 2010	in Census Count 2000 to	Change Less Census
Carson City	21,432	21,283	23,652	23,534	149	0.7%	118	0.5%	2,220	2,251	-31
Churchill	9,923	9,732	11,099	10,826	191	2.0%	273	2.5%	1,176	1,094	82
Clark	562,965	559,799	816,263	840,343	3,166	0.6%	-24,080	-2.9%	253,298	280,544	-27,246
Douglas	19,009	19,006	24,218	23,671	3	0.0%	547	2.3%	5,209	4,665	544
Elko	17,129	18,456	19,181	19,566	-1,327	-7.2%	-385	-2.0%	2,052	1,110	942
Esmeralda	902	833	891	850	69	8.3%	41	4.8%	-11	17	-28
Eureka	945	1,025	994	1,076	-80	-7.8%	-82	-7.6%	49	51	-2
Humboldt	6,757	6,954	7,116	7,123	-197	-2.8%	-7	-0.1%	359	169	190
Lander	2,758	2,780	2,685	2,575	-22	-0.8%	110	4.3%	-73	-205	132
Lincoln	1,809	2,178	2,551	2,730	-369	-16.9%	-179	-6.6%	742	552	190
Lyon	14,769	14,279	23,057	22,547	490	3.4%	510	2.3%	8,288	8,268	20
Mineral	2,508	2,866	2,308	2,830	-358	-12.5%	-522	-18.4%	-200	-36	-164
Nye	15,830	15,934	22,687	22,350	-104	-0.7%	337	1.5%	6,857	6,416	441
Pershing	2,526	2,389	2,555	2,464	137	5.7%	91	3.7%	29	75	-46
Storey	1,624	1,596	2,026	1,990	28	1.8%	36	1.8%	402	394	8
Washoe	146,423	143,908	179,241	184,841	2,515	1.7%	-5,600	-3.0%	32,818	40,933	-8,115
White Pine	4,312	4,439	4,699	4,498	-127	-2.9%	201	4.5%	387	59	328
Nevada Total	831,621	827,457	1,145,223	1,173,814	4,164	0.5%	-28,591	-2.4%	313,602	346,357	-32,755

Assessor Plus Other includes the local assessor counts plus any reservation or military housing in each county.



### Chart 1: Comparing July 2010 Rebased Population Estimates for Nevada's 17 Counties to Census Evaluation, Nevada Regression Model, Housing Unit, and Certified Estimates



## Occupancy rate approaches:

- **2000 to 2010**
  - **Clark County used USPS and later in the decade local energy data**
  - **For other counties from 2001 to 2010 local energy data used where possible**
- **Post-2010 we are using a modified version of Florida's approach**
  - **Florida uses direct estimate of occupied units by ratio**
  - **We update the 2010 Census rate using a ratio with Local Electric Data in Nevada.**



## **ACS provides three estimates to consider**

- **Administrative Record Based**
  - **Population (averages for multiyear)**
  - **Housing Counts (average for multiyear)**
- **Occupied Unit Counts (weighted survey results)**

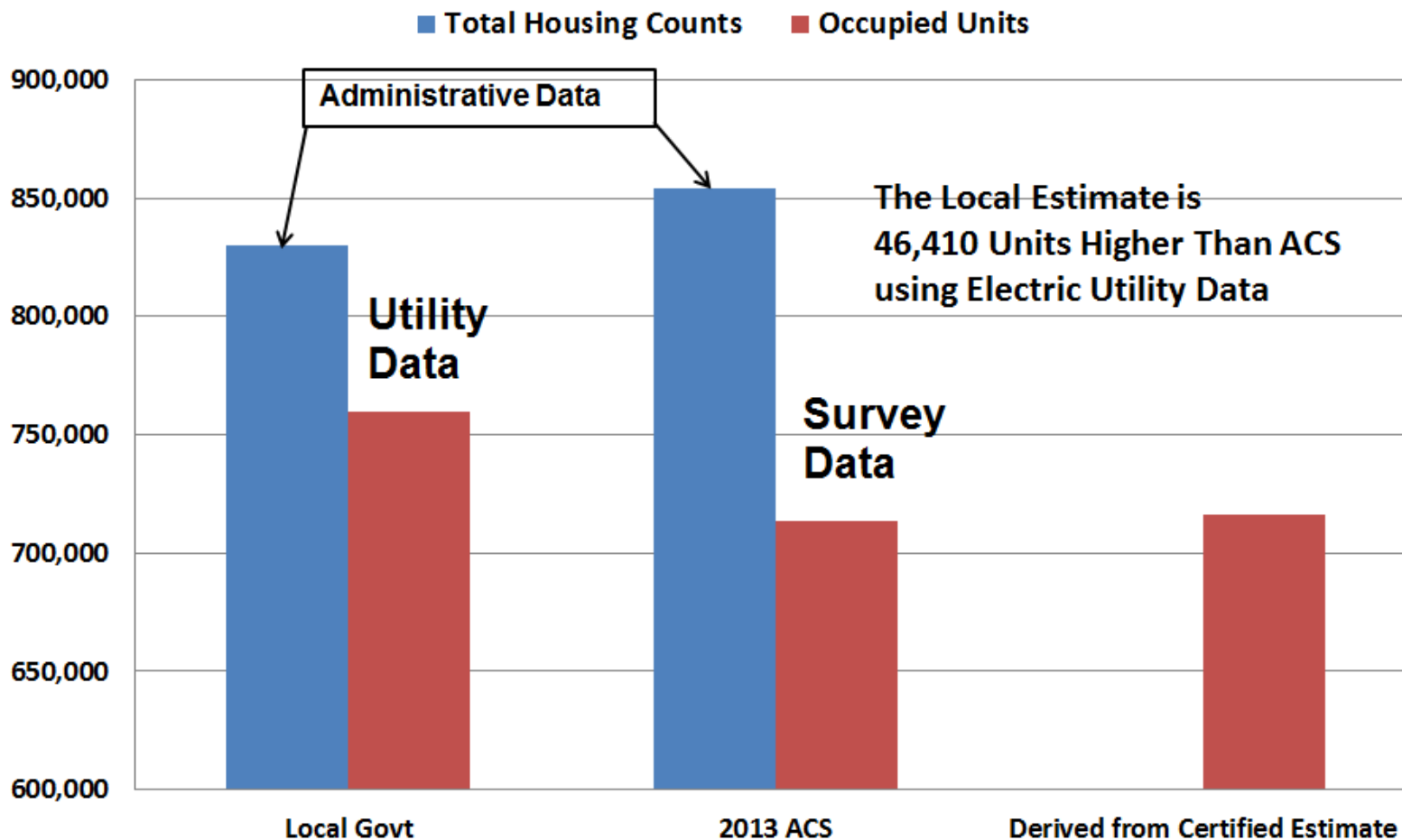
**Maybe useful for signaling that there continues to be unresolved issues with local housing markets**

- **Is it a better source?**
- **Timeliness impacts ability to use for certified estimates.**
- **How to use for determining trends.**

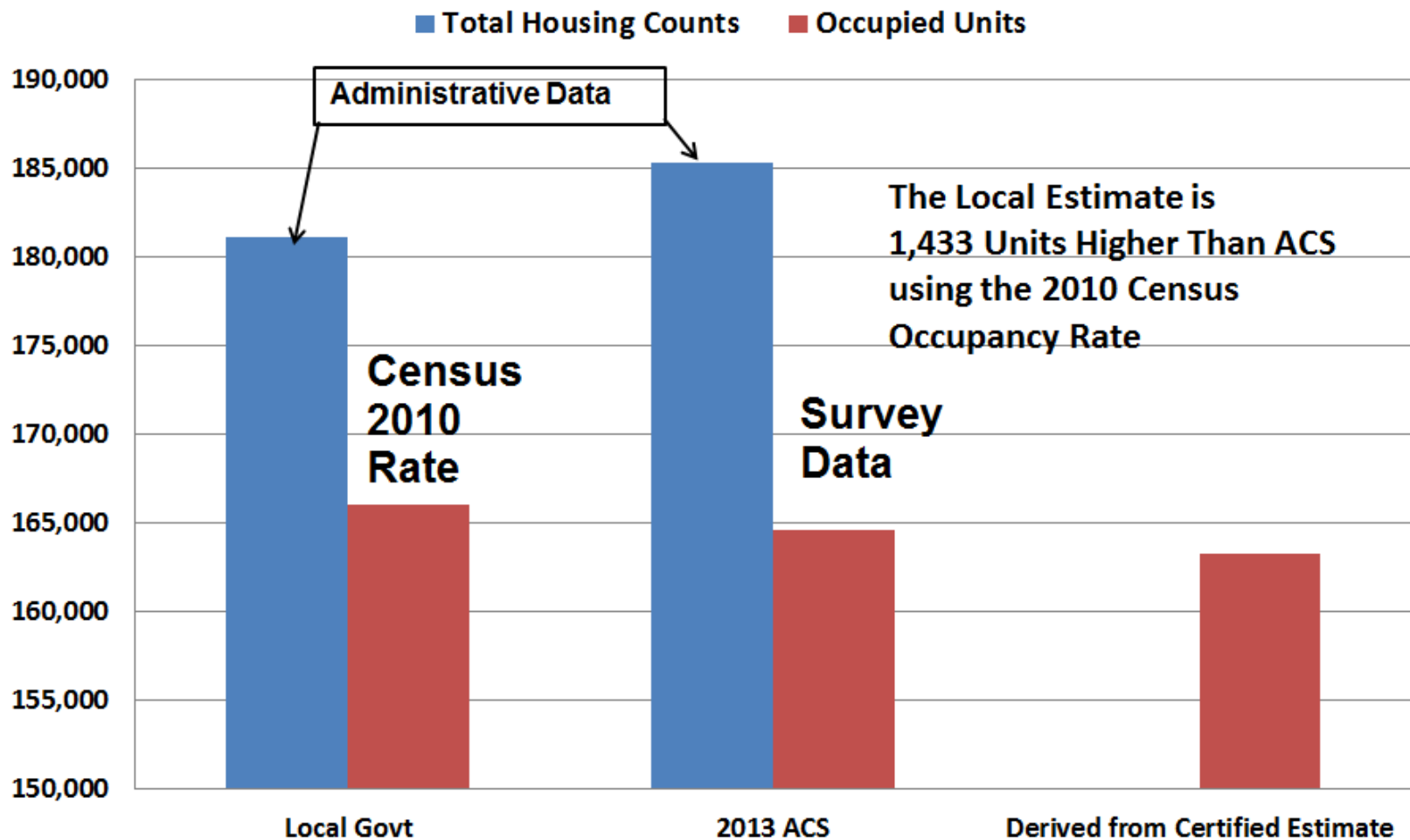




**Chart 2: Comparing 2013 Total and Occupied Units Counts for Clark County, Nevada from Local Government and Energy Data, ACS, and Estimated from Certified Estimate**



**Chart 3: Comparing 2013 Total and Occupied Units Counts for Washoe County, Nevada from Local Government and Energy Data, and Estimated from Certified Estimate**

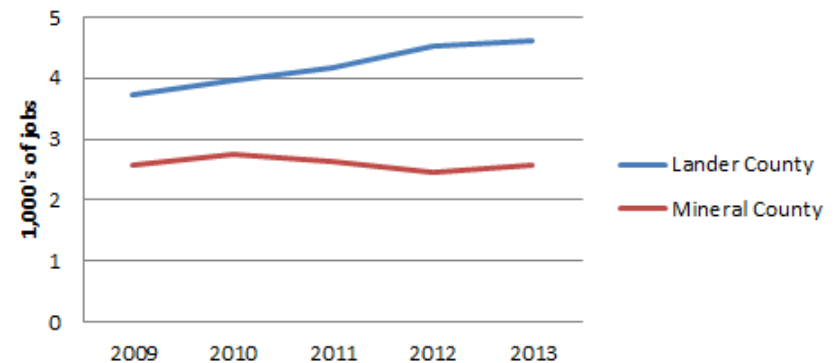


**Table 2: Comparing 2009 to 2013 ACS Occupancy to Local Occupied Unit Estimates for 2011 For Counties With Local Energy Data**

	2010 Coverage Rates (Compared to Local Counts)		2011 Percentage Differences Occupied Units			Nevada Population Estimate Less Census Population Estimate	(Census PPHH Less ACS)/MOE	Category
	Census	Local Energy	Nevada Less ACS	Nevada Less ACS	Implied Less ACS			
Pershing	99%	99%	-50	-2.4%	-4.6%	0.3%	1.3	Change
Storey	98%	99%	-101	-5.5%	-4.9%	1.3%	1.1	Change
Esmeralda	102%	95%	-86	-18.0%	-14.5%	-19.2%	0.0	Review
Humboldt	99%	91%	182	2.9%	0.9%	2.0%	0.3	Review
Lander	94%	114%	270	13.4%	11.3%	2.4%	1.2	Review
Mineral	115%	121%	-616	-28.7%	-16.6%	-2.7%	0.1	Review

**Six Counties are reported in the 2009 to 2013 ACS and local utility data.**

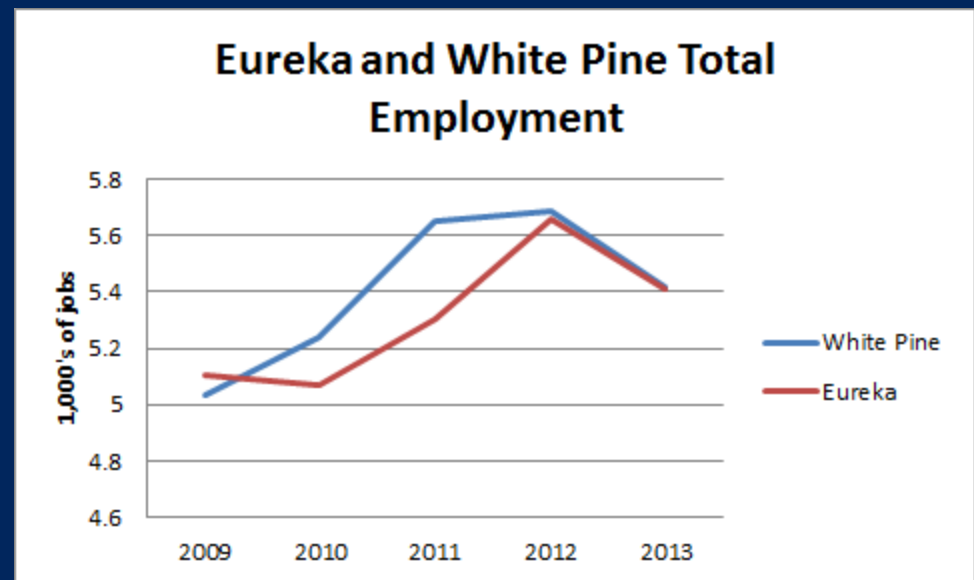
**Employment for Lander and Mineral Counties**



**Table 3: Comparing 2009 to 2013 ACS Occupancy to Local Occupied Unit Estimates for 2011 For Counties Using 2010 Census Occupancy Rate**

	2010 Coverage Rates (Compared to Local Counts)		2011 Percentage Differences Occupied Units			Nevada Population Estimate Less Census Population	(Census PPHH Less ACS)/MOE	Category
	Census	Local Energy	Nevada Less ACS	Nevada Less ACS	Implied Less ACS			
Eureka	101%	0%	85	11.5%	14.2%	10.5%	0.2	Review
Lincoln	110%	0%	-128	-6.5%	0.6%	-0.2%	0.3	Review
White Pine	102%	0%	294	8.8%	6.5%	-0.2%	2.3	Change

**Three Counties  
are reported  
in the 2009 to 2013  
ACS but do not  
have  
local energy data.**



## Conclusions

- Important to understand controls, time frame, and possible interaction between them. (see **Realizing the Potential of the American Community Survey: Challenges, Tradeoffs, and Opportunities [www.nap.edu](http://www.nap.edu)**)
- 5 year estimates are hard to interpret.
- Does overlap matters if looking at trends?



# Lessons and Comments Learned While Putting This Together

- The H31 - Units In Structure For Vacant Housing Units Table is gone.
- There are still questions about the use of ACS for affordable housing grant programs.
- The MOE is a problem for folks dealing with small geographies and determining program qualifications.
- Programs need time to grow, sampling error may move an area in and out of programs and destabilize funding.



## Sources:

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