

2001 Methodology

HOUSING UNIT ESTIMATES METHODOLOGY

Housing Units -- Housing unit estimates for each subcounty area were developed by the component model described below. The subcounty estimates are summed to get the county and higher geographic level estimates. The July 1, 2001 estimates are used here as an example.

$$HU01 = HU00 + (NC01 + NM01) - HL01$$

Where:

HU01 = Estimated 2001 housing units
 HU00 = Census 2000 housing units
 NC01 = Estimated residential construction, April 1, 2000 to July 1, 2001
 NM01 = Estimated new residential mobile home placements, April 1, 2000 to July 1, 2001
 HL01 = Estimated residential housing loss, April 1, 2000 to July 1, 2001

Estimated Residential Construction -- Building permits are compiled from internal data files developed by Manufacturing and Construction Statistics Division. These files include imputed permits where a jurisdiction did not report permit issuance for the entire year. Housing growth calculated from building permits employs a six month lag time between the issuance of permits and completion of construction.

Two percent of all building permits never result in the actual construction of a housing unit. Therefore, a factor of 0.98 is used to estimate completed new units.

New residential construction was calculated in the following manner for the July 1, 2001 estimates:

$$NC01 = (BP00 * 0.98) + NPC01$$

Where:

NC01 = Estimate of new residential construction for the period:
 April 1, 2000 to July 1, 2001
 BP00 = Residential building permits issued in 2000 that would result
 in the construction of new units for the period July 1, 2000
 to July 1, 2001.
 NPC01 = Estimate of new residential construction in non-permit issuing
 areas for the period: April 1, 2000 to July 1, 2001

Note: New residential construction for the period from April 1, 2000 to July 1, 2000 was estimated by applying a factor of 0.25 to the 2001 estimate of new residential construction.

Estimates of nonpermitted construction were derived by distributing regional estimates of construction in nonpermit issuing areas (taken from the annual Survey of Construction) to all areas that had no record of issuing permits for the estimates period. The distribution was based on each area's share of housing units within nonpermit issuing areas as enumerated in Census 2000.

Estimated New Mobile Home Placements -- State mobile home shipments are allocated to places based on the place's share of mobile homes as enumerated in the 1990 Census.

Note: Type of structure was not a 100% item in Census 2000 and sample data were not available for the 2001 estimates.

Estimated Housing Loss -- Housing unit loss was allocated by applying the annual estimated housing unit attrition rates from the vintage 1999 estimates to the Census 2000 and July 1, 2000 estimated housing units.

Note: Housing unit estimates may be changed based on a review by members of the Federal State Cooperative for Population Estimates and members of the Population Estimates branch.