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## **Appendix V: Update of the County's 2004 and 2005 Housing Unit Inventory**

**Tompkins County Housing Needs Assessment  
Tompkins County Planning Department  
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This appendix includes a description of the methods employed in updating the housing inventory for the county for 2004 and 2005. Updating the county's housing inventory was a challenging undertaking for a number of reasons. First, there is a lack of current and robust housing unit count data by type and tenure that could simply be added to the 2000 Census counts of the housing stock by category. While there are annual estimates of new occupancies from the code enforcement office, data on conversions or whether multi-unit housing is occupied by renters or owners and data on year-around to seasonal housing unit conversions (and vice versa) for the inter-census years are generally not available. There are other sources of data, but these data are they generally are not configured as time series data, a configuration that is needed to complete the baseline forecast in the objective function of this study.

Second, there is no timely and reliable data on the current values of owner-occupied housing or the current amounts of rents and utility costs paid for rental units in the county as well—outside of the HUD fair market rents data used in this study. Third, there is only partial evidence on vacancy rates in the region or for the county. Vacancy rates therefore were estimated in this analysis going forward from the 2000 Census snapshot and a January 1, 2005 estimate on vacancy provided by the U.S. Department of Housing and Urban development.<sup>1</sup>

In light of the above, a methodology was developed to develop estimates of the additions to the county's housing stock by tenure since the 2000 housing counts from the 2000 Decennial Census using a mix of both primary and secondary research. The development of this estimate of the county's housing inventory as of December 31, 2004 reflected the best possible methods for this housing inventory update consistent with time and resource constraints for the study. The following section provides a general description of the key issues and procedures employed in completing the 2004 and 2005 housing inventory update for this study and the results of the housing unit count estimating procedures.

As noted above, the first step in completing the housing inventory update for 2004 involved establishing a baseline or starting point housing unit count for the entire county. For this, this study employed the housing counts from the 2000 Census—the most recent decennial Census—as a starting point. These counts were used because the 2000 Census has a robust data base including total units occupied and vacant, by type of structure, and by tenure—which includes all of the specific housing categories of concern in this study. The second step in this

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<sup>1</sup> Analysis of the Ithaca, New York Housing Market as of January 1, 2005. Economic Research Department of the U.S. Department of Housing and Urban Development, page 12.

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estimating methodology involved deciding on the year of the inventory update estimates. For this step, it was determined that calendar year 2004 was the appropriate year for the inventory update estimates since that was the last year where building permit and certificates of occupancy data were available from the all municipalities in the county and from other secondary sources. Both of those data sources were important in developing the updated estimates of housing units by type and tenure. Each of those estimates were subsequently crucial parts of developing the unit supply projections that formed one-half of the gap analysis calculations presented later in this study. After the 2004 inventory estimate was developed, a 2005 inventory estimate was developed using an estimate of 2005 housing additions using housing permit data, news stories, and statistical regression analysis.

The 2004 and 2005 supply estimate update involved establishing the total housing unit count for the county and the urban and rural regions for each tenure class—owner or renter for 2004. For the owner category, this 2004 supply update was accomplished by carrying forward the 2000 Census counts using occupancy data from the various Department of Code Enforcement of the municipalities in the County for 2000 (for the 8 month period from April 1, 2000 to December 31, 2000), calendar year 2001, calendar year 2002, calendar year 2003, and calendar year 2004. This part of the study also involved an analysis of the changes in the county over the 1990-2000 period, an analysis of recent permit data published in Construction Report publications, and reconciling these data to the inventory estimates to the county. A specific estimate of the housing inventory of owner units in the county for the calendar year ending December 31, 2004 was completed according to the following “build-up method” formula:

$$HU_{2004} = \text{Urban and Rural } HU_{2000} + \text{Urban and Rural } NCU_{2000-04} - \text{Urban and Rural } HUL_{2000-04}$$

Where:

$HU_{2004}$  = Estimated Owner Housing Unit count in 2004 in the county

Urban and Rural  $HU_{2000}$  = 2000 Owner Housing Unit Count from the 2000 Census in the county

Urban and Rural  $NCU_{2000-04}$  = Estimated Newly Constructed Owner Units in the county over the 2000-04 period.

Urban and Rural  $HUL_{2000-04}$  = Estimated Owner Housing Unit Loss (e.g. due to demolition) in the county over the 2000-04 period.

The results of this method were then trued up to the actual estimate of the number of new occupancies by type in the county over the periods, and further cross-checks were made for reasonableness using previous estimates from other

housing studies completed for the county. In the absence of a renter survey, renter units were estimated by rent level category using construction permit and certificates of occupancy data, and by allocating them to various rent categories using the estimated 2004 median rent, Fair Market Rent data from HUD, and the number of bedrooms per unit for each addition to the renter unit inventory over the April 1, 2000 to December 31, 2004 period. The county housing inventory as of December 2004 was then carried forward to 2005 using econometric-based quantitative techniques on projected single family and multi-family housing permits as provided by the Moody's Economy.com forecast scenario in order to arrive at a 2005 inventory estimate by tenure for the year ending December 31, 2005. The results of these estimates are presented in Table V-1 below.

**Table V-1: Countywide Estimates of the Housing Inventory 2000-05**

	Estimated Year Ending 2000	Estimated Year Ending 2004	Estimated Year Ending 2005	Change 2000-2005	Change Per Year 2000-2005
Owner	19,793	20,592	20,804	1,011	202
Renter	17,765	18,527	18,592	827	165
<b>Total Inventory</b>	<b>37,558</b>	<b>39,119</b>	<b>39,396</b>	<b>1,838</b>	<b>368</b>

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According to the table, there were an estimated 20,804 owner units (both occupied and vacant) in the county as of December 31, 2005 (a total of 20,592 units were estimated county-wide for the calendar year ended 2004). The renter unit inventory was estimated to total 18,592 units (a total of 18,527 units were estimated to have been in the county's housing inventory as of December 31, 2004). These inventory estimates include the estimate that a total of 202 owner units were added to the county's housing inventory per year over the 2000-2005 period—a level corresponding to nearly 50 units per year higher than the average for the 1990-2000 period.

For renter units, these inventory estimates include a total of 165 units per year were added to the renter unit inventory during the 2000-2005 period. That corresponded to an average annual rate that was 33 units below the annual average added during the 1990s. Added together, that corresponded to a rate of additions to the county's housing inventory totaling 368 units per year over the 5 year period—a level that is 17 units per year higher than the average combined total for both owner and renter units over for the 1990-2000 time frame.