

**ATTACHMENT 3
DEMOGRAPHIC REPORT**

Memorandum

To: Daniel Inloes, Associate Planner, City of Costa Mesa

Cc: Gary Armstrong, Economic & Development Services Director/Deputy CEO
Claire Flynn, AICP, Asst. Development Services Director, City of Costa Mesa
Mitch Mosesman, David Taussig and Associates, Inc. (DTA)
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Donna Segura, DTA

From: Stan Hoffman, President

Date: February 27, 2015

Subject: City of Costa Mesa's Demographic Profile for Park Development Impact Fee

SRHA Job No: 1279

Introduction and Summary

Table 1 summarizes the persons per household ratio in Costa Mesa by three aggregated occupied dwelling unit types. Occupied single family units have an estimated average of 2.79 persons per household, occupied condominiums have an average of 2.17 persons per household, and occupied apartments have an average of 2.62 persons per household. These estimates are based on data from the US Census Public Use Micro-data Sample. This data base allows the estimation of person per household by various occupied unit types, and is provided at an area that approximates Costa Mesa, as shown in Figure 1 as PUMA 06900.

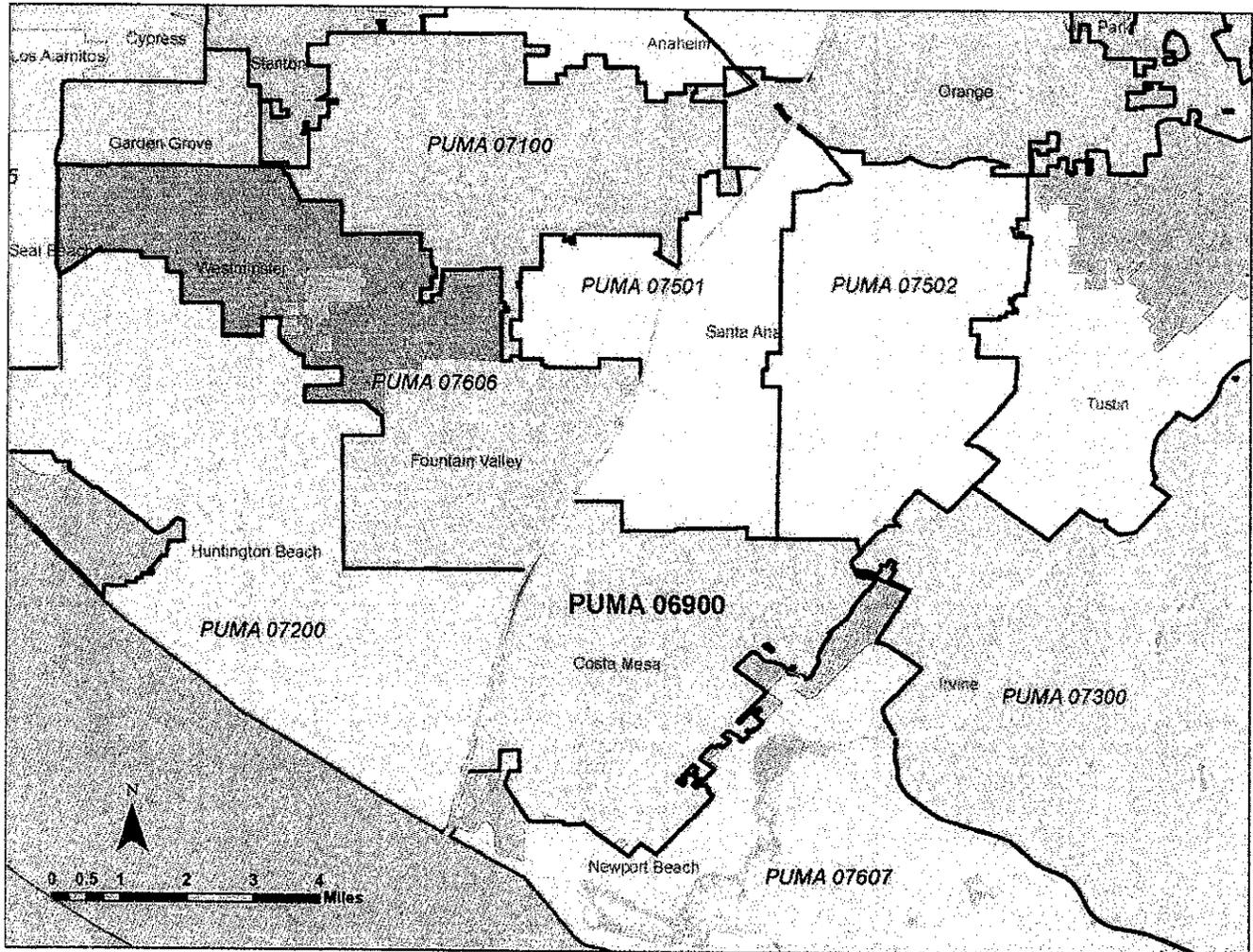
Table 1
Summary of Dwelling Unit Types
City of Costa Mesa

| Dwelling Type | Occupied | | Persons per Household |
|------------------------|----------------|------------|-----------------------|
| | Dwelling Units | Population | |
| Single Family Dwelling | 19,861 | 55,491 | 2.79 |
| Condominiums | 1,138 | 2,469 | 2.17 |
| Apartments | 18,349 | 48,125 | 2.62 |

Source: Stanley R. Hoffman Associates, Inc.
Census ACS PUMS 2009-2011 3-year estimates

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Figure 1
Public Use Micro-data Sample (PUMS) Map #06900
City of Costa Mesa



Source: U.S. Census American Community Survey Public Use Micro-data Sample (PUMS) map.

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Methodology

Table 2 presents the number of occupied dwelling units by tenure and product types, while Table 3 presents the population by these same tenure and product types. The data shown in these two tables is then used to calculate the number of persons per household by the detailed tenure and product type, as shown in Table 4.

However, for the purposes of this study, the product types have been grouped into three broad categories: 1) occupied single family dwelling units; 2) occupied condominiums (as defined in the U.S. Census data as apartments occupied by owners); and 3) occupied apartments (as defined in the U.S. Census data as apartments occupied by renters). Details on how these categories were constructed are outlined below.

Single Family Units. The product types categorized in Table 1 as “occupied single family dwelling units” are shown in Tables 2 and 3 enclosed by a thick black box. These product types include both single family owner- and renter occupied attached and detached units. The total number of these units in Costa Mesa is estimated to be 19,861, with an estimated population of 55,491 for a person per household estimate of 2.79.

Condominiums. The product types categorized in Table 1 as “condominiums” are denoted in Tables 2 and 3 by a light gray background. These product types include all owner occupied apartments. Although the US Census classifies these units as apartments, it is assumed that owner-occupied apartments imply owner-occupied multi-family units or condominiums. The total number of condominiums in Costa Mesa is estimated to be 1,138 with an estimated population of 2,469 for a person per household estimate of 2.17.

Apartments. The product types categorized in Table 1 as “apartments” are denoted in Tables 2 and 3 by a dark gray background. These product types include all renter-occupied apartments. The total number of apartments in Costa Mesa is estimated to be 18,349 with an estimated population of 48,125 for a person per household estimate of 2.62.

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Table 2
Dwelling Units by Tenure
City of Costa Mesa

| Dwelling Type | OCCUPIED UNITS | | | VACANT | TOTAL |
|---------------------------|----------------|---------------|---------------|--------------|---------------|
| | Owner | Renter | Total | | |
| Mobile home or trailer | 439 | 121 | 560 | 22 | 582 |
| One-family house detached | 12,476 | 3,373 | 15,849 | 445 | 16,294 |
| One-family house attached | 2,502 | 1,510 | 4,012 | 243 | 4,255 |
| 2 Apartments | 119 | 1,317 | 1,436 | 72 | 1,508 |
| 3-4 Apartments | 385 | 4,572 | 4,957 | 378 | 5,335 |
| 5-9 Apartments | 293 | 2,624 | 2,917 | 419 | 3,336 |
| 10-19 Apartments | 166 | 3,047 | 3,213 | 654 | 3,867 |
| 20-49 Apartments | 94 | 3,678 | 3,772 | 251 | 4,023 |
| 50 or more apartments | 81 | 3,111 | 3,192 | 610 | 3,802 |
| Boats | 20 | 26 | 46 | 0 | 46 |
| Total | 16,575 | 23,379 | 39,954 | 3,094 | 43,048 |
| Single Family Detached | 12,476 | 3,373 | 15,849 | | |
| Single Family Attached | 2,502 | 1,510 | 4,012 | | |
| Multi-Family | 1,138 | 18,349 | 19,487 | | |
| Mobile Homes | 439 | 121 | 560 | | |
| Boats | 20 | 26 | 46 | | |
| Total | 16,575 | 23,379 | 39,954 | | |

Source: Stanley R. Hoffman Associates, Inc.

Census ACS PUMS 2009-2011 3-year estimates

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Table 3
Population by Tenure
City of Costa Mesa

| Dwelling Type | Owner | Renter | Total |
|---------------------------|---------------|---------------|----------------|
| Mobile home or trailer | 1,013 | 159 | 1,172 |
| One-family house detached | 35,500 | 10,867 | 46,367 |
| One-family house attached | 5,015 | 4,109 | 9,124 |
| 2 Apartments | 347 | 4,228 | 4,575 |
| 3-4 Apartments | 992 | 15,208 | 16,200 |
| 5-9 Apartments | 513 | 7,668 | 8,181 |
| 10-19 Apartments | 333 | 7,360 | 7,693 |
| 20-49 Apartments | 111 | 7,435 | 7,546 |
| 50 or more apartments | 173 | 6,226 | 6,399 |
| Boats | 20 | 26 | 46 |
| Total | 44,017 | 63,286 | 107,303 |
| Single Family Detached | 35,500 | 10,867 | 46,367 |
| Single Family Attached | 5,015 | 4,109 | 9,124 |
| Multi-Family | 2,469 | 48,125 | 50,594 |
| Mobile Homes | 1,013 | 159 | 1,172 |
| Boats | 20 | 26 | 46 |
| Total | 44,017 | 63,286 | 107,303 |

Source: Stanley R. Hoffman Associates, Inc.

Census ACS PUMS 2009-2011 3-year estimates

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Table 4
Persons per Household by Tenure
City of Costa Mesa

| Dwelling Type | Owner | Renter | Total |
|---------------------------|--------------|---------------|--------------|
| Mobile home or trailer | 2.31 | 1.31 | 2.09 |
| One-family house detached | 2.85 | 3.22 | 2.93 |
| One-family house attached | 2.00 | 2.72 | 2.27 |
| 2 Apartments | 2.92 | 3.21 | 3.19 |
| 3-4 Apartments | 2.58 | 3.33 | 3.27 |
| 5-9 Apartments | 1.75 | 2.92 | 2.80 |
| 10-19 Apartments | 2.01 | 2.42 | 2.39 |
| 20-49 Apartments | 1.18 | 2.02 | 2.00 |
| 50 or more apartments | 2.14 | 2.00 | 2.00 |
| Boats | 1.00 | 1.00 | 1.00 |
| Total | 2.66 | 2.71 | 2.69 |
| Single Family Detached | 2.85 | 3.22 | 2.93 |
| Single Family Attached | 2.00 | 2.72 | 2.27 |
| Multi-Family | 2.17 | 2.62 | 2.60 |
| Mobile Homes | 2.31 | 1.31 | 2.09 |
| Boats | 1.00 | 1.00 | 1.00 |
| Total | 2.66 | 2.71 | 2.69 |

Source: Stanley R. Hoffman Associates, Inc.

Census ACS PUMS 2009-2011 3-year estimates