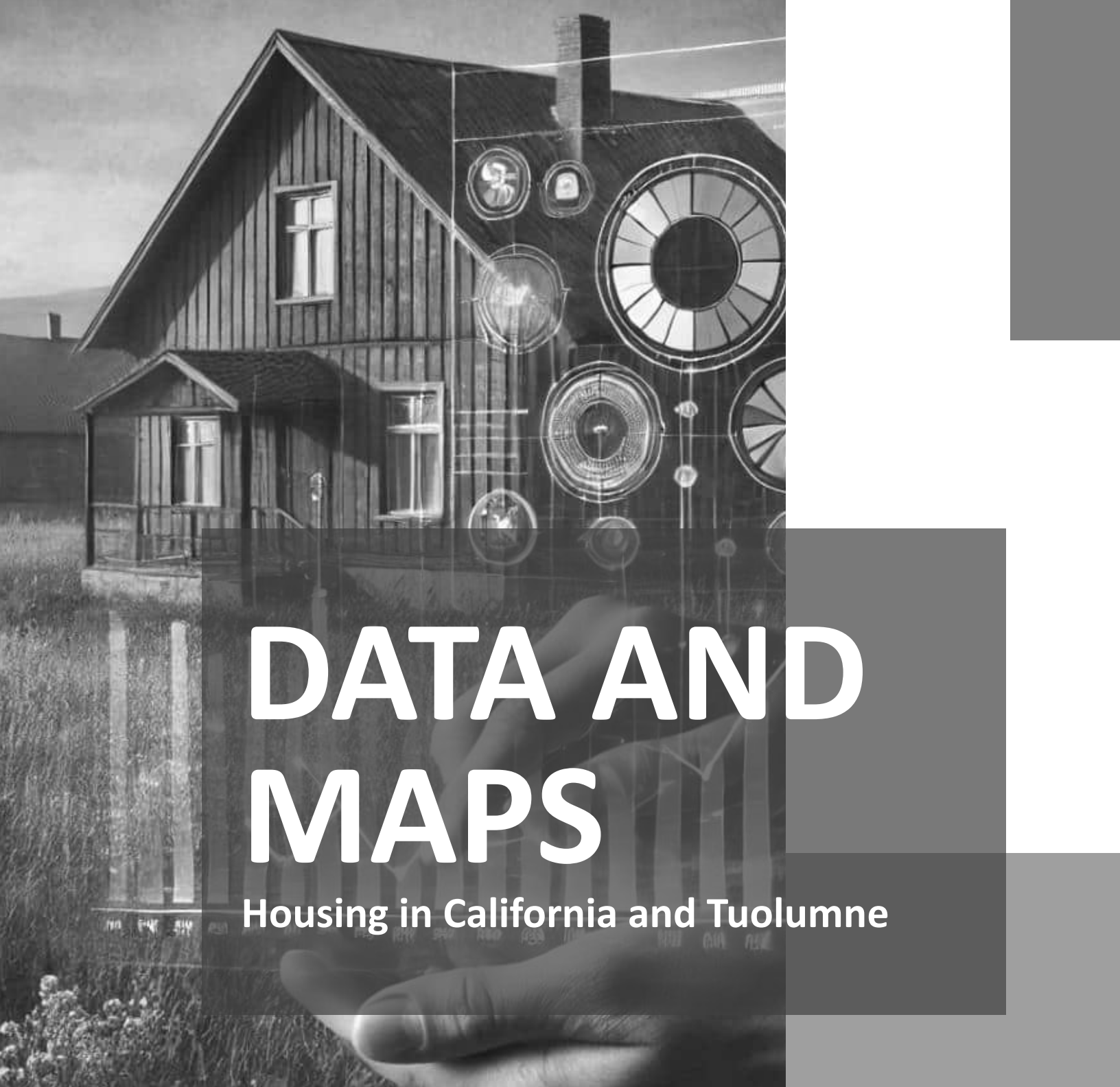




DATA AND MAPS

Housing in California and Tuolumne



DATA

The following contains data related to housing. Some of the data available is applicable to California in general.

Utilizing this data is crucial for understanding the current state of housing, identifying strengths and challenges, and establishing a baseline for measuring progress over time. As various projects are implemented, this data will serve as a valuable tool to track changes, evaluate the impact of initiatives, and guide future decision-making to ensure targeted and effective improvements.



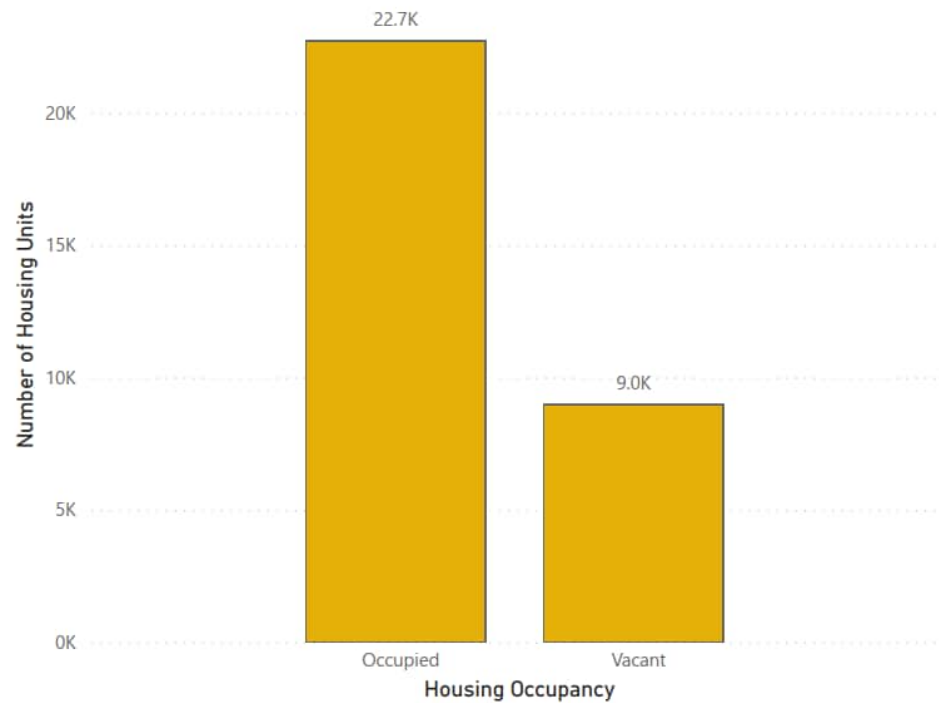
Number of Homes, Owners vs Renters	A
Size of Household	B
Household Income	C
Expenditures on Shelter	D
Rental Cost and Housing Growth	E
Housing Development Applications Submitted	F
New Construction, Entitlements, Permits, and Completed Units	G
Construction Costs	H

HOUSING DATA

A1

Number of Dwellings, Occupied vs Vacant

This provides the number of dwellings in Tuolumne County by those that are occupied versus vacant. This information is gathered from The Community & Place Based Data Tool on the California Governor's Office of Business and Economic Development (Go-Biz).

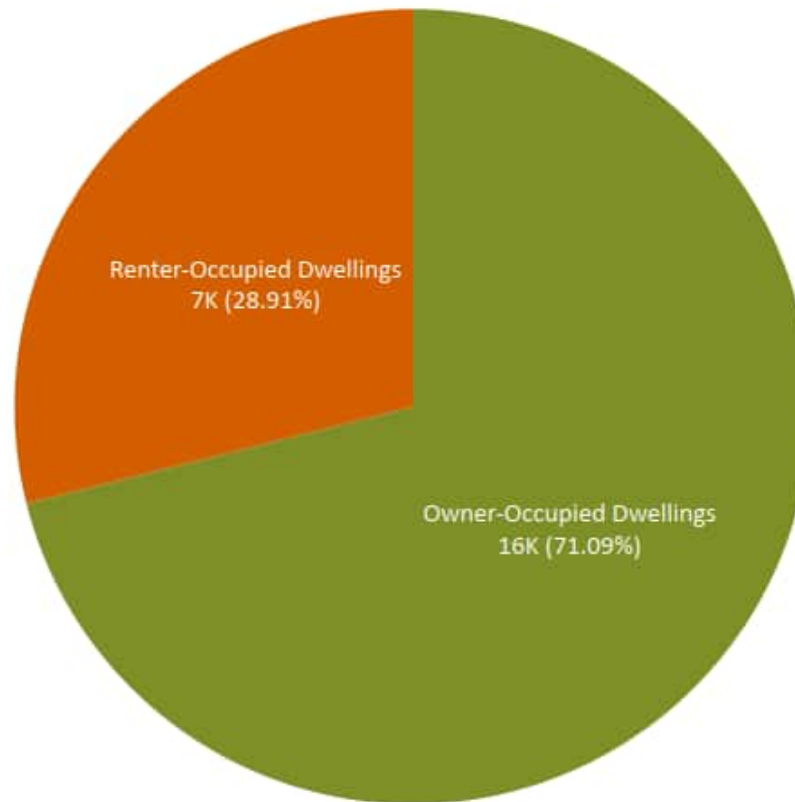




A2

Number of Dwellings, Owner vs Renter

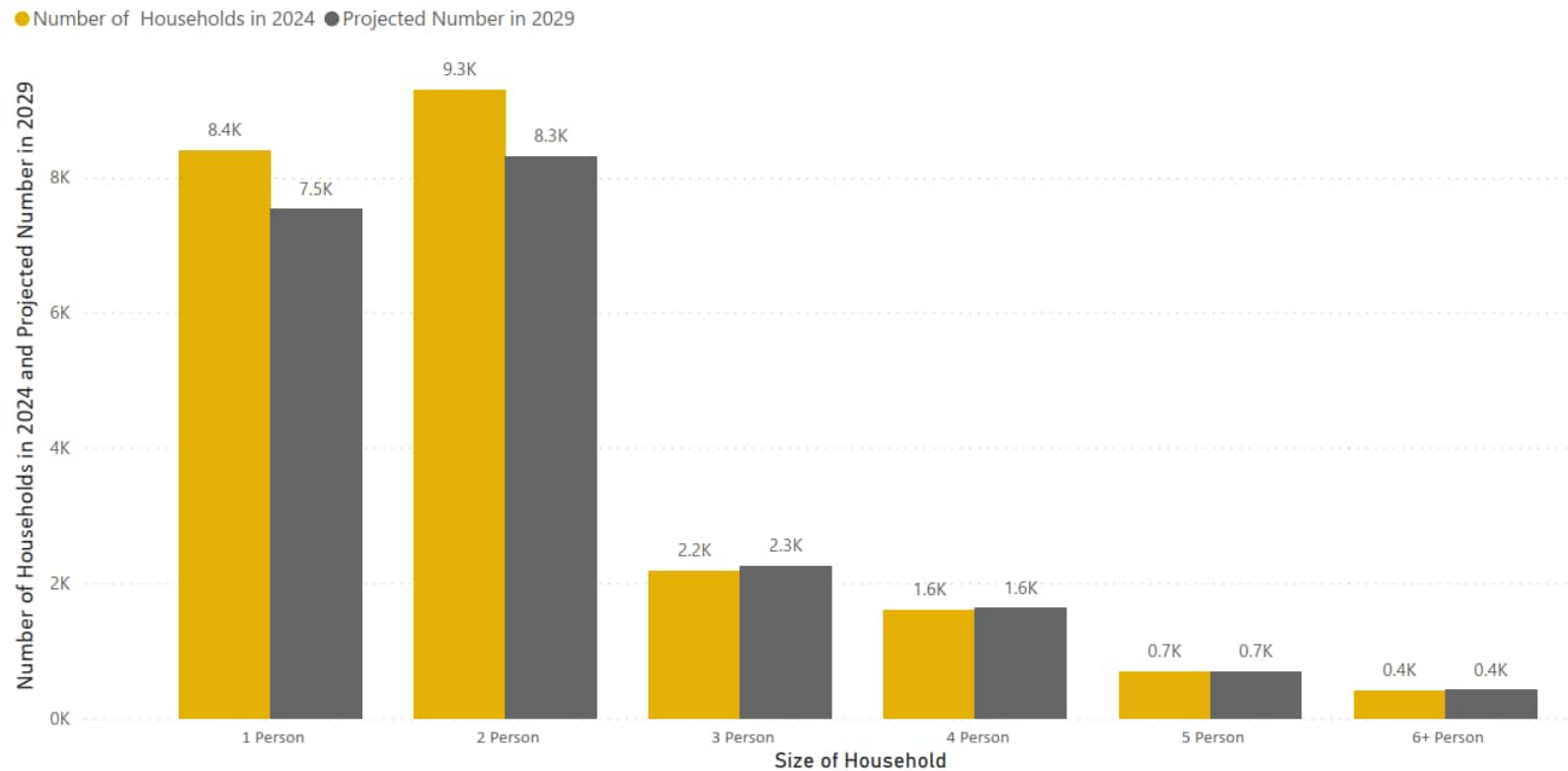
This provides the number of dwellings in Tuolumne County by those that are owned or rented. This information is gathered from The Community & Place Based Data Tool on the California Governor's Office of Business and Economic Development (Go-Biz).



B

Size of Households in 2024 and Projected in 2029

This provides the number of households by size in Tuolumne County in 2024, and the projected amount in 2029. This information is gathered from The Community & Place Based Data Tool on the California Governor's Office of Business and Economic Development (Go-Biz).

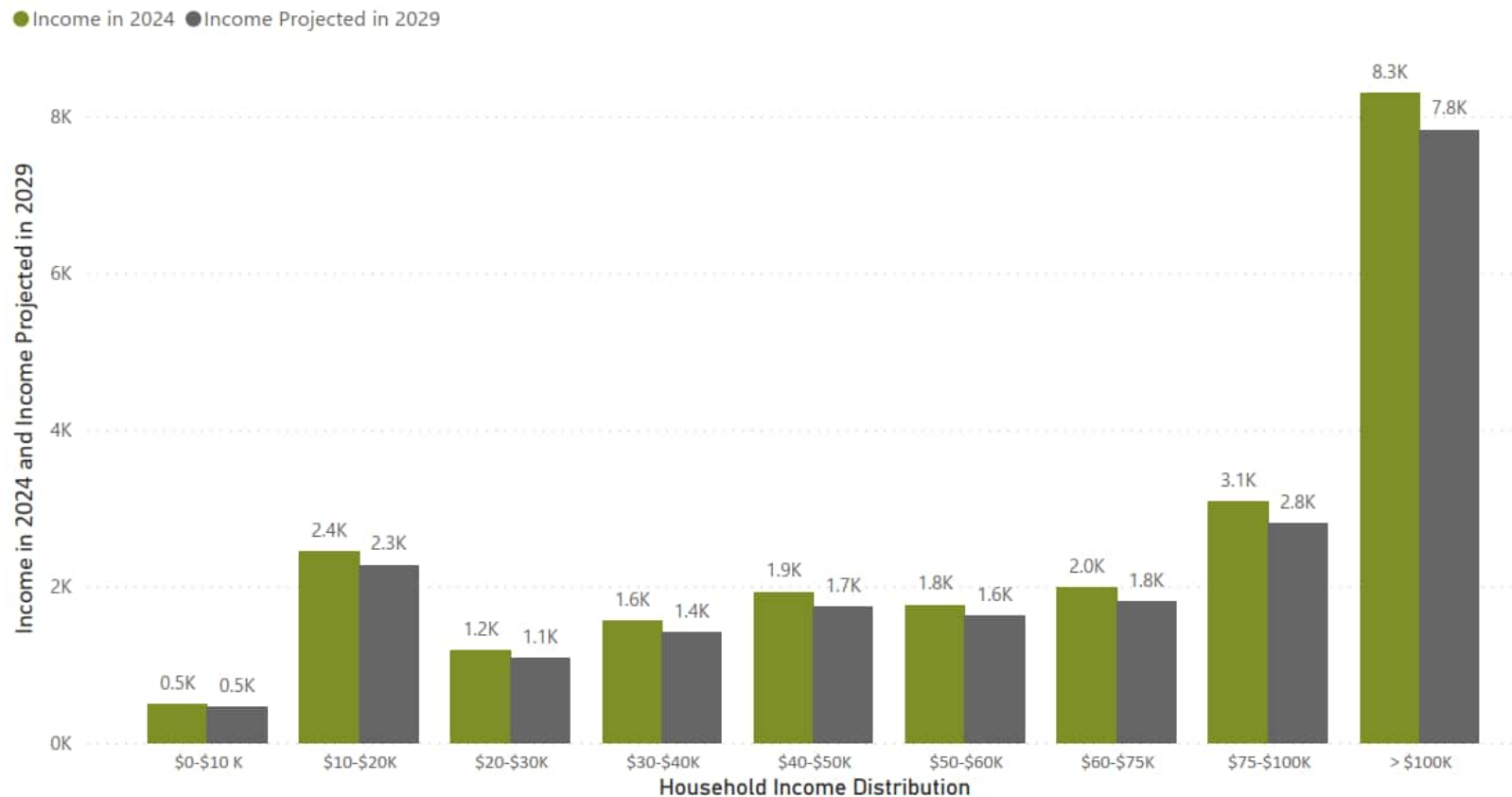




C

Household Income Distribution in 2024 and Projected in 2029

This provides the number of households within an income bracket in Tuolumne County in 2024, and the projected amount in 2029. This information is gathered from The Community & Place Based Data Tool on the California Governor's Office of Business and Economic Development (Go-Biz).

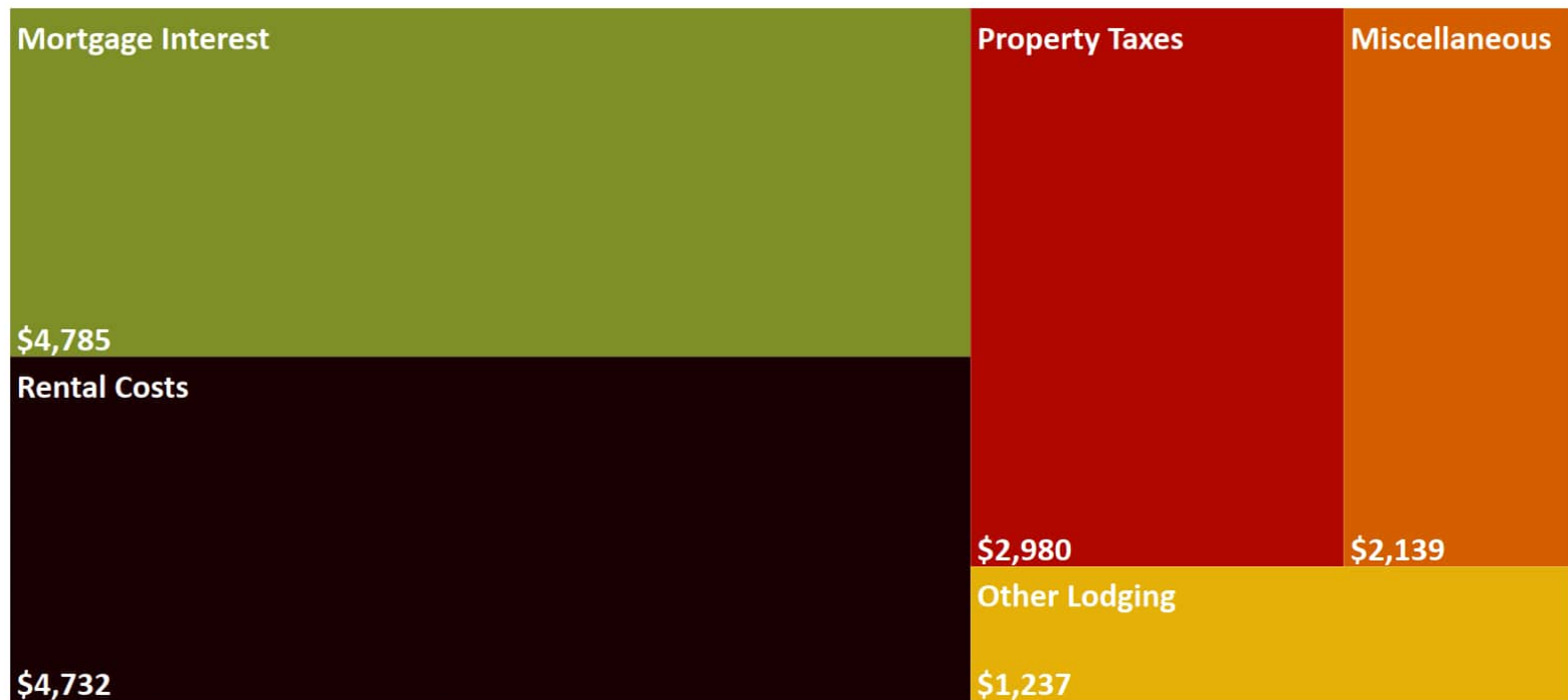




D

Expenditures for Shelter

This provides the average amount spent on expenses related to shelter by a household in Tuolumne County in 2024. This information is gathered from The Community & Place Based Data Tool on the California Governor’s Office of Business and Economic Development (Go-Biz).



E

Rental and Housing Growth

These charts compare the average cost of rent and rate of housing built in California to the US average. This information is taken from 2024 Legislative Analyst's Office (LAO) CalFacts report.

California Has Higher Rents...

Average Two Bedroom Rent (2024)



...And Builds Less Housing

Building Permits Per 1,000 Residents

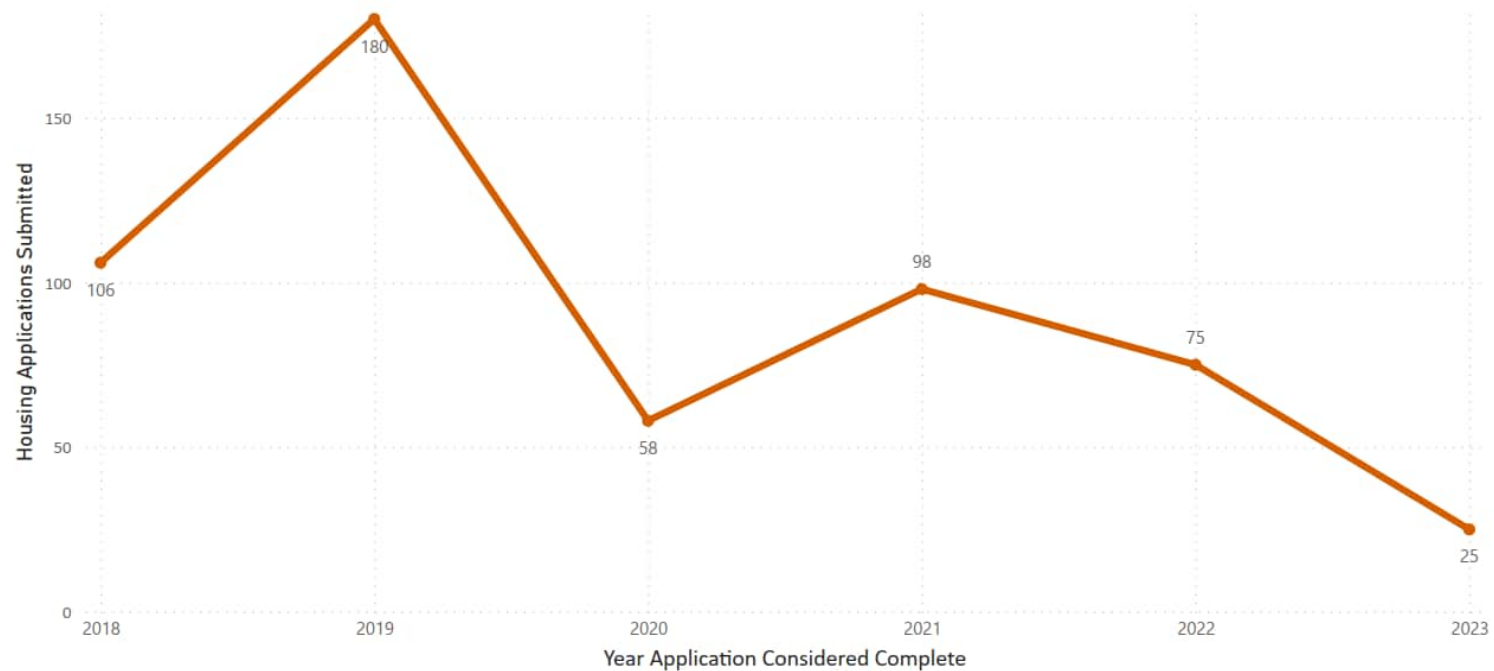




F

Housing Applications Submitted

This graph shows the number of housing units and developments where an application was submitted and determined complete in that year. An “application” is a formal submittal of a housing development for approval. This includes, but is not limited to, developments that involve no discretionary approvals and projects that involve both discretionary and nondiscretionary approvals. This information is from Table A1 in the 2024 Housing Element Annual Progress Report (APR) from the California Department of Housing and Community Development Department.

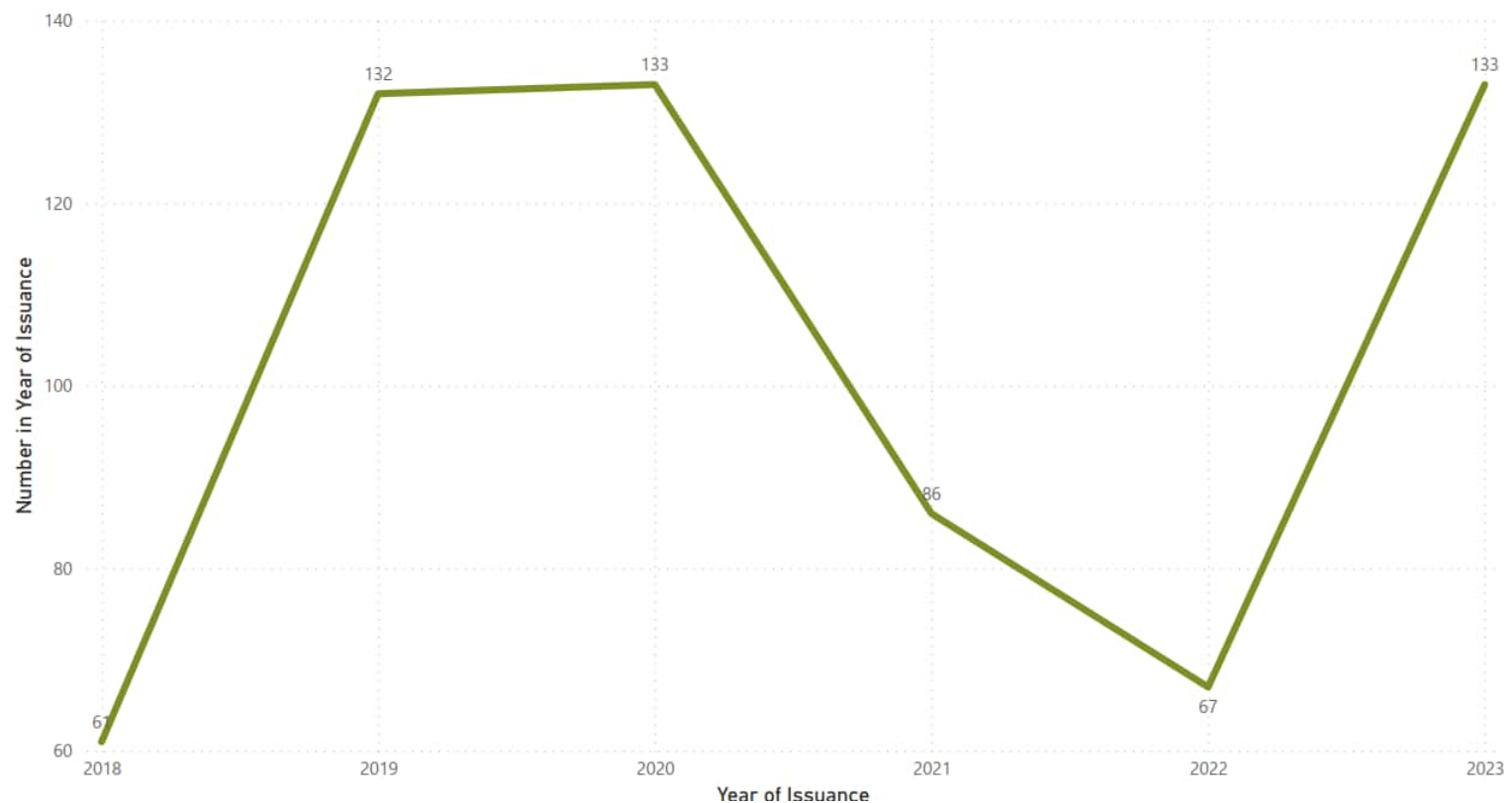




G

Buidling Activity – New Construction, Entitled, Permits, and Completed Units

This graph shows the number of all new housing units and developments that have received an entitlement, a building permit, a certificate of occupancy, or other form of readiness that was issued during the reporting year. This information is from Table A2 in the 2024 Housing Element Annual Progress Report (APR) from the California Department of Housing and Community Development Department.





H

Construction Costs

This chart shows the change in construction cost from 2016 to 2020. This information is taken from the California Construction Cost Index (CCCI), which is developed based upon Building Cost Index (BCI) cost indices average for San Francisco and Los Angeles ONLY as produced by Engineering News Record (ENR) and reported in the second issue each month.

	January	February	March	April	May	June	July	August	September	October	November	December
2016	6,106	6,132	6,248	6,249	6,240	6,238	6,245	6,244	6,267	6,343	6,344	6,373
2017	6,373	6,373	6,373	6,461	6,455	6,470	6,474	6,620	6,620	6,596	6,596	6,596
2018	6,596	6,596	6,596	6,596	6,596	6,598	6,643	6,613	6,674	6,679	6,679	6,684
2019	6,684	6,700	6,616	6,841	6,852	6,854	6,854	6,823	6,814	6,851	6,895	6,924
2020	6,995	6,945	6,947	6,955	6,958	7,041	6,984	6,988	7,036	7,120	7,123	7,120
2021	7,090	7,102	7,130	7,150	7,712	7,746	7,892	8,122	7,900	8,080	8,141	8,072
2022	8,151	8,293	8,736	8,903	9,001	8,925	9,110	8,729	8,604	8,712	8,765	8,823
2023	9,246	9,166	9,118	9,026	9,621	9,508	9,526	9,560	9,592	9,654	9,682	9,654
2024	9,680	9,692	9,660	9,688	9,655	9,651	9,646	9,749	9,751	9,785	9,866	9,876

The CCCI represents a point on an index scale, which reflects the cost of construction in California compared to a base period, allowing you to easily see how construction costs have changed over time.

As an example, a company budgets for a building project that was initially estimated to cost \$5 million in January 2020, however the project was delayed until January 2024. To adjust for inflation, you can use the CCCI to estimate the updated cost. To do this, divide the new CCCI by the old CCCI, then multiply by the original cost. ($9,680/6,995 \times \$5 \text{ million} = \6.92 million) This would be an increase of **38.38%**.