

# Taking a Closer Look: Housing Myths & Truths

HOME's 18th Annual Ventura County Housing Conference

October 22, 2019



California State  
University

**INSTITUTE FOR  
GLOBAL  
ECONOMIC  
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C H A N N E L  
I S L A N D S



MARTIN V. SMITH

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BUSINESS &

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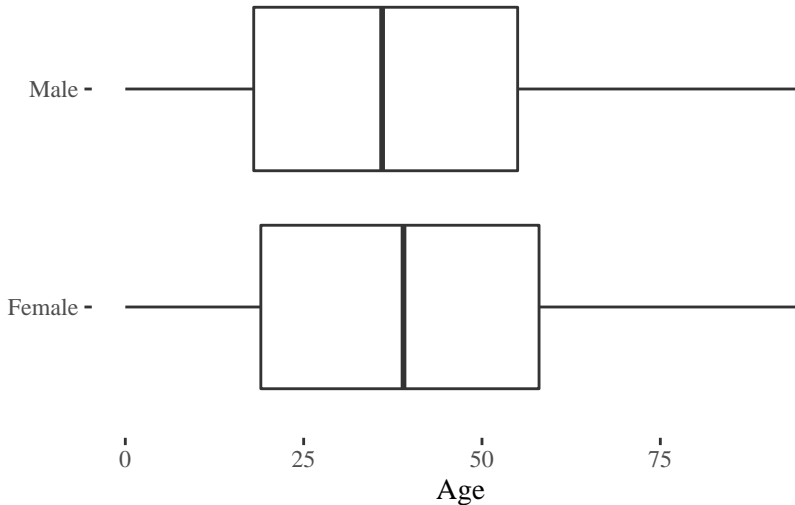
# Housing Myths & Truths

- 1 Ventura County is an expensive place to live in
- 2 Ventura County does not have the right jobs to afford housing in Ventura County

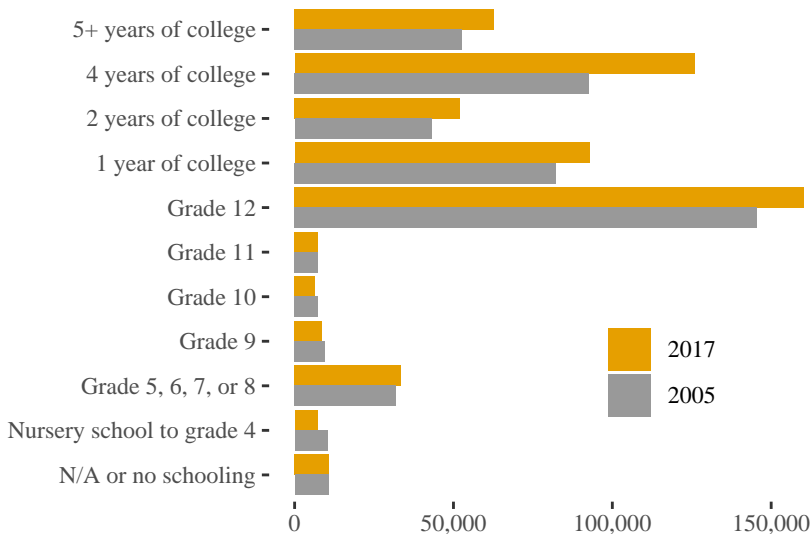
- 1 Ventura County Currently
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- 3 Analysis of Income and Home Ownership
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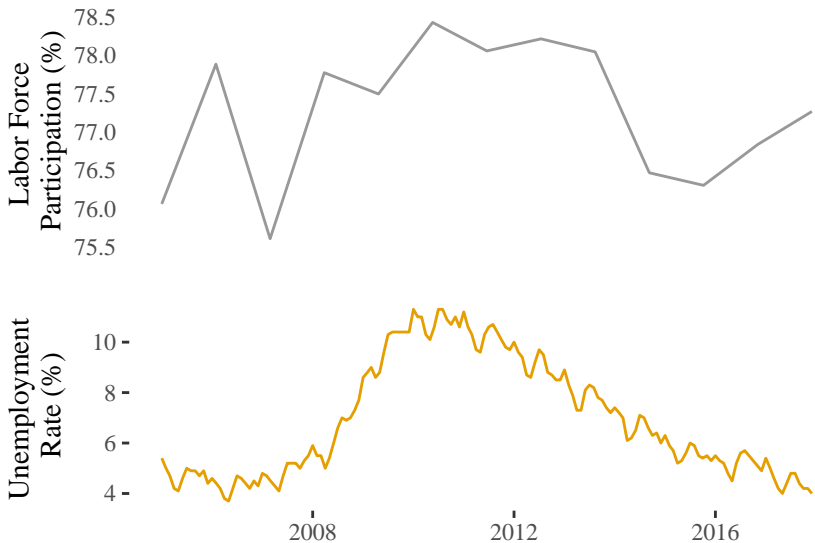
# Age and Gender Composition, 2017, Ventura County



# Education Level of the Population, 2005 and 2017, Ventura County



# Labor Force Participation and Unemployment, Ventura County

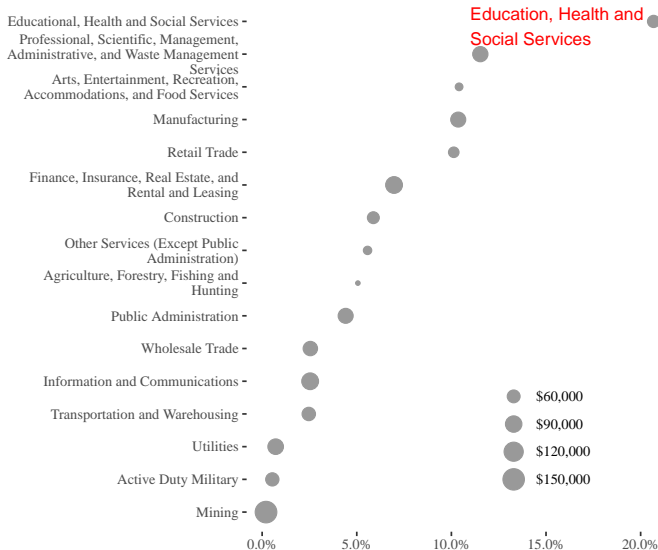




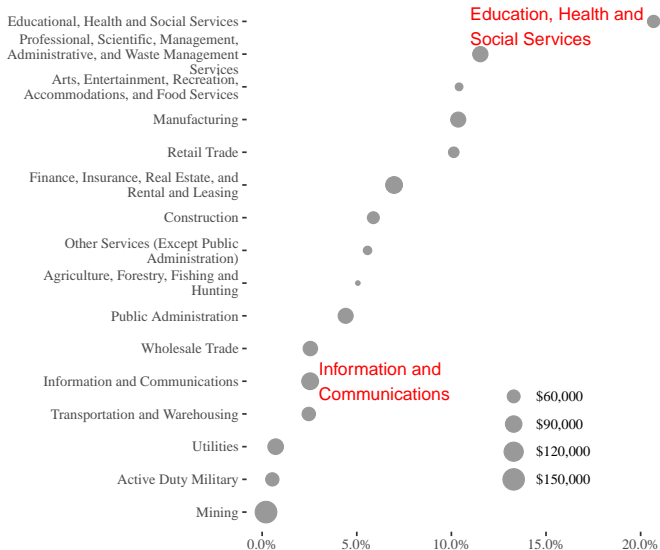
# Industry Breakdown of Employed Population, 2017, Ventura County



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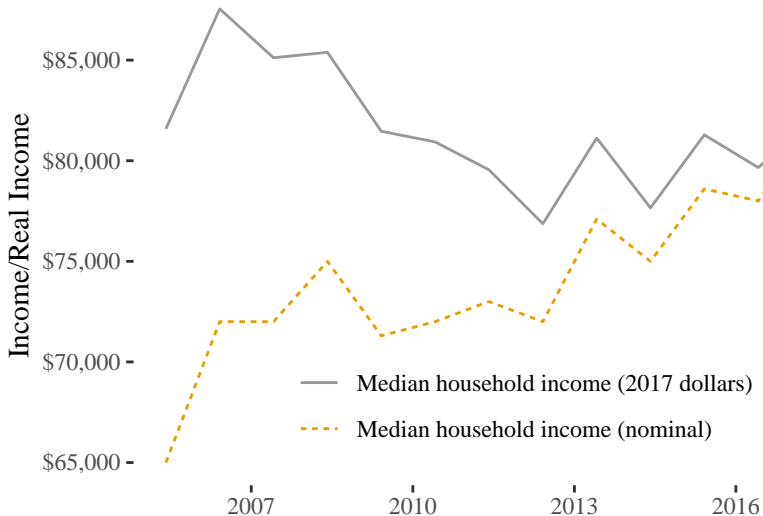
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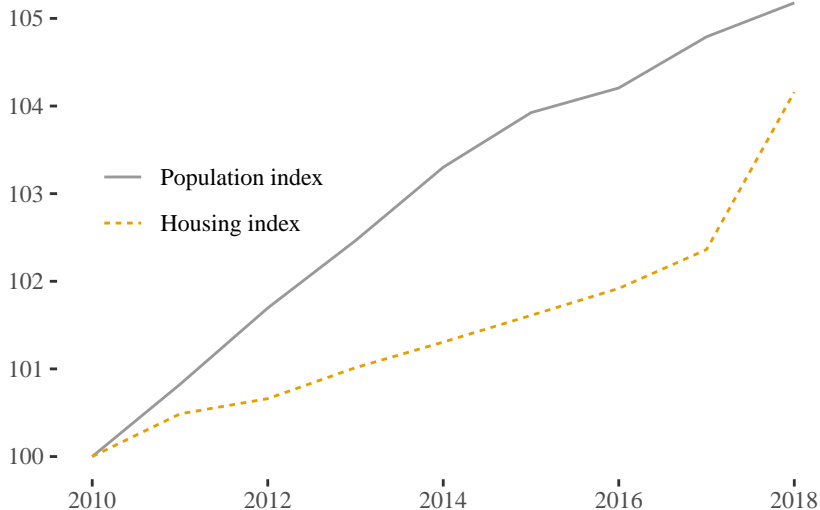
# Comparison of County Residents Employment to County Industry Jobs, 2017, Ventura County



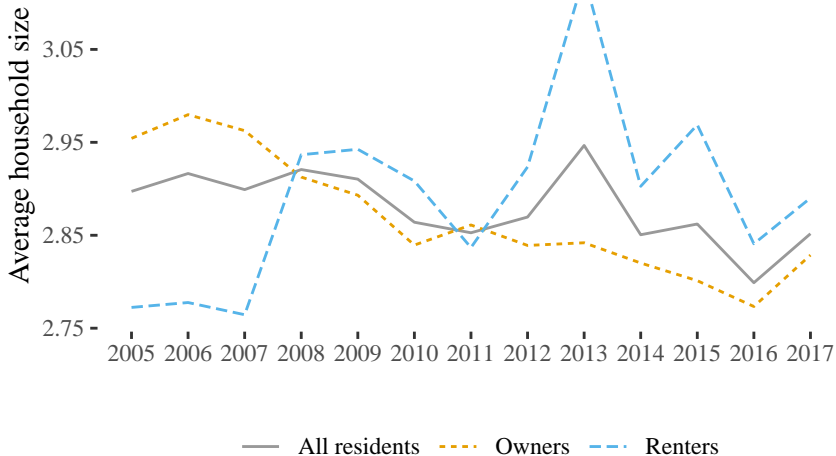
# Nominal and Real Incomes, Ventura County



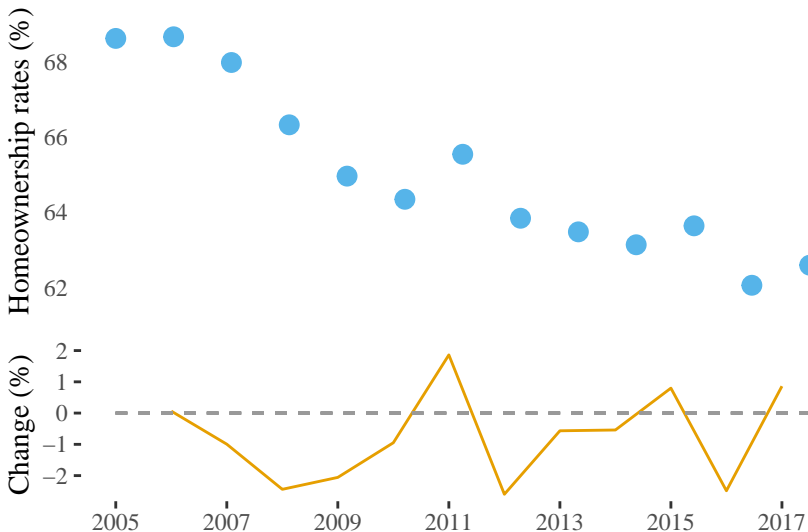
# Population and Housing Growth in Ventura County



# Average Household Size Trends, Ventura County

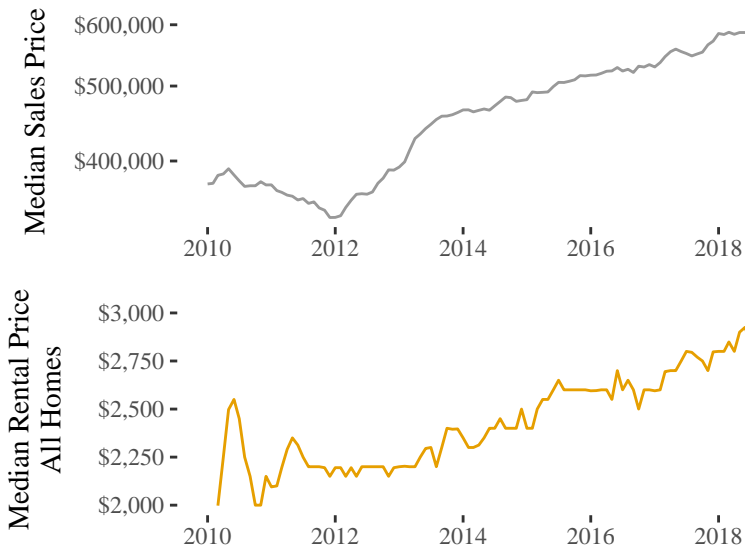


# Home Ownership in Ventura County

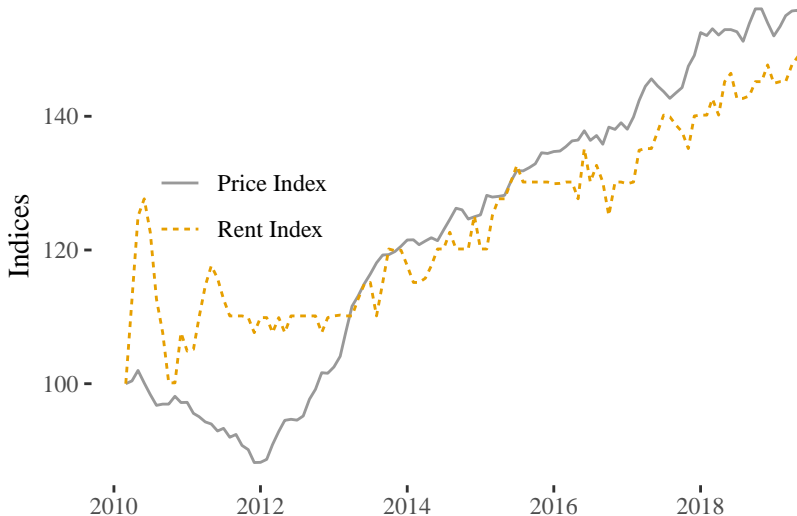




# Home Price and Rent Trends, Ventura County

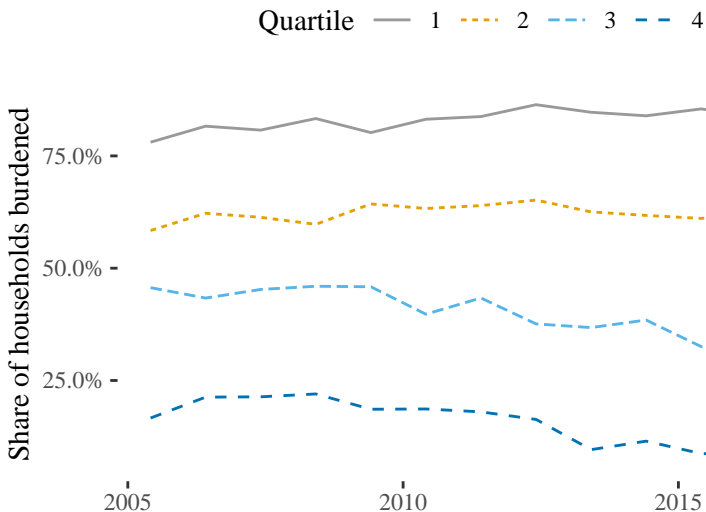


# Home Price and Rent Trends, Ventura County

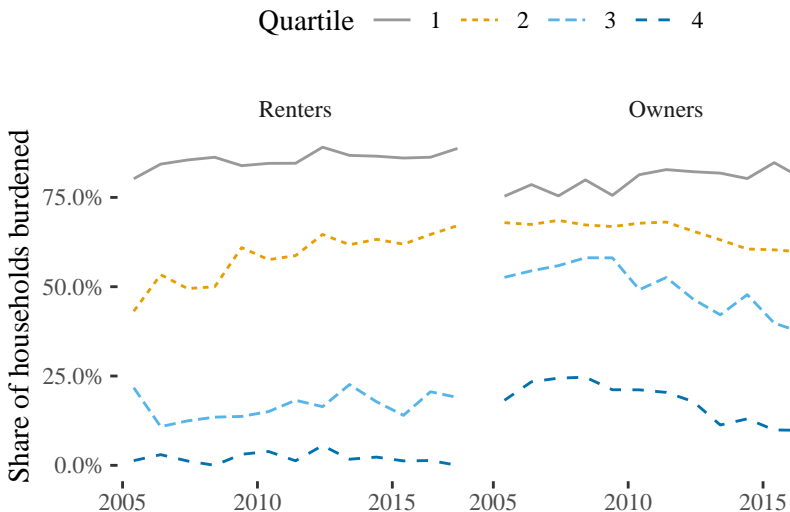


A household is considered to be **cost-burdened** if spending more than 30 percent of their income for housing costs

# Housing Burden, 2017, Ventura County



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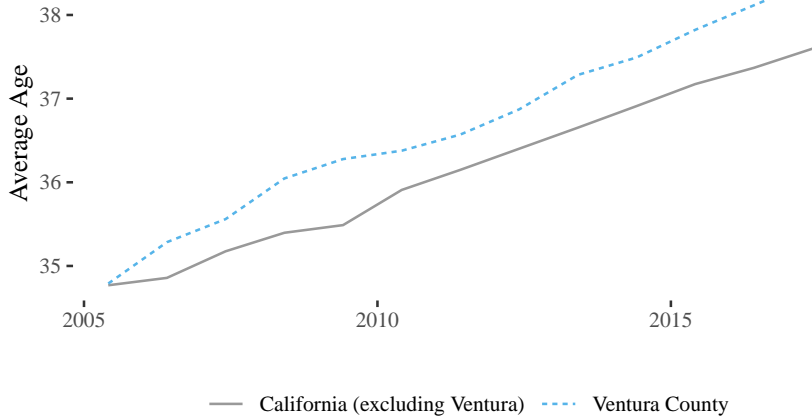


# Current Ventura County Conditions

- Ventura County has been experiencing historically low unemployment levels and residents are largely working within the county
- Housing stock in Ventura County has not kept up with population growth and we now see lower home ownership rates and increased household sizes for renters
- With stagnant real incomes and increased home and rental prices, a large share of Ventura County residents are housing-burdened
  - Burdens have increased for lower half of the income distribution

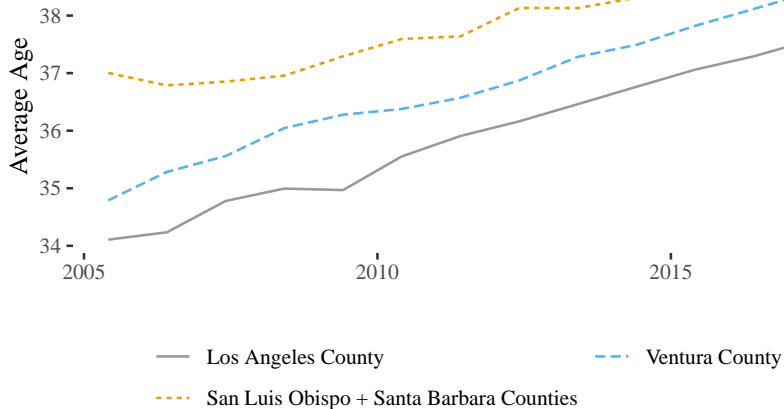
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# Comparison of Age Trends





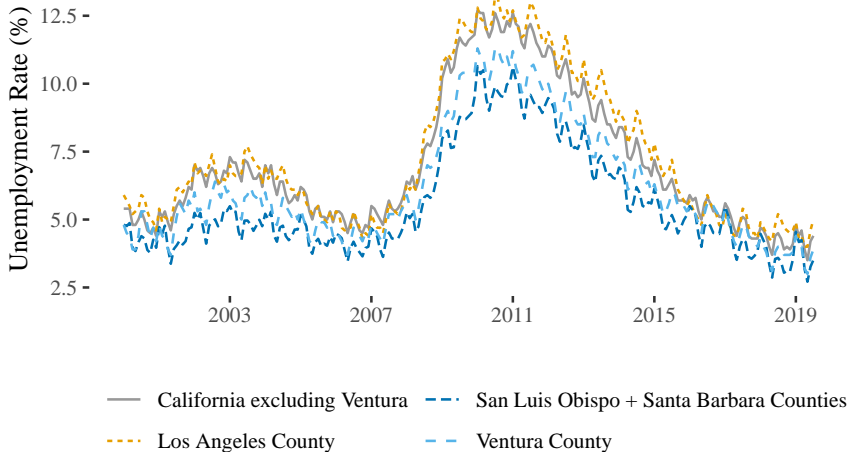
# Comparison of Age Trends



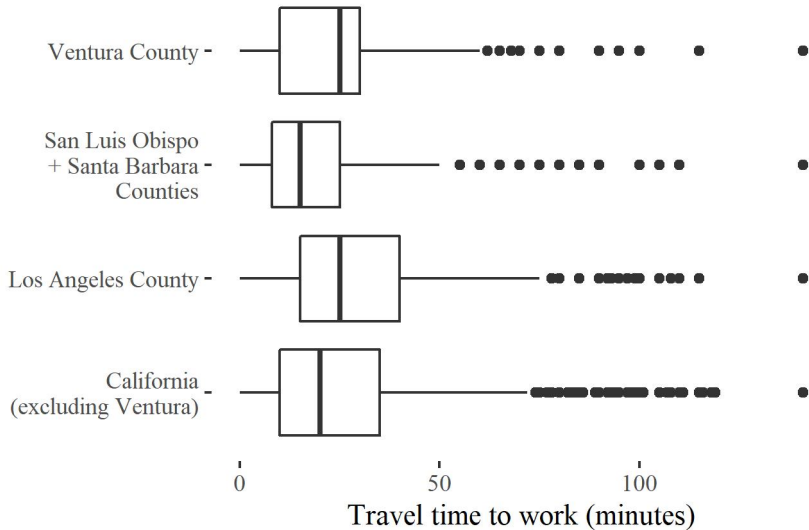
## Comparison of Education Levels

- Education levels in Ventura County are comparable to State levels and that of our neighboring counties
- All areas characterized by a majority of people holding high school diplomas or higher education

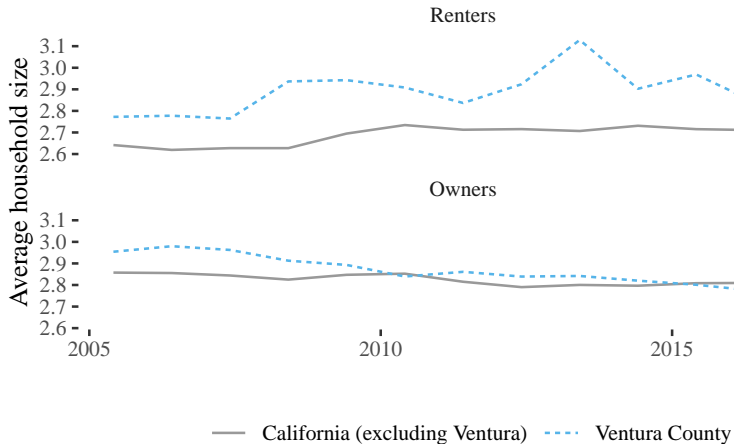
# Comparison of Unemployment Rates



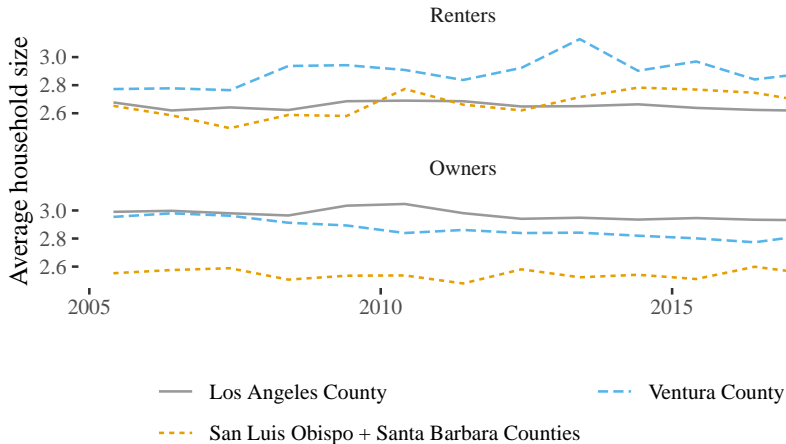
# Comparison of Commute Times, 2017



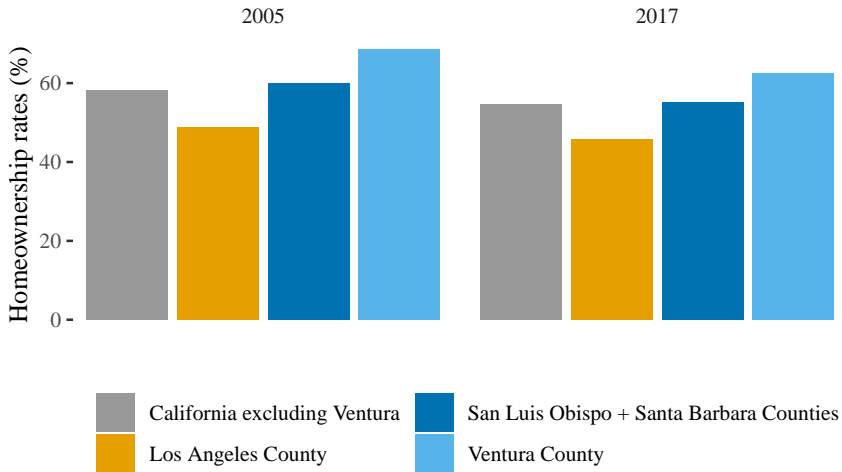
# Comparison of Household Sizes



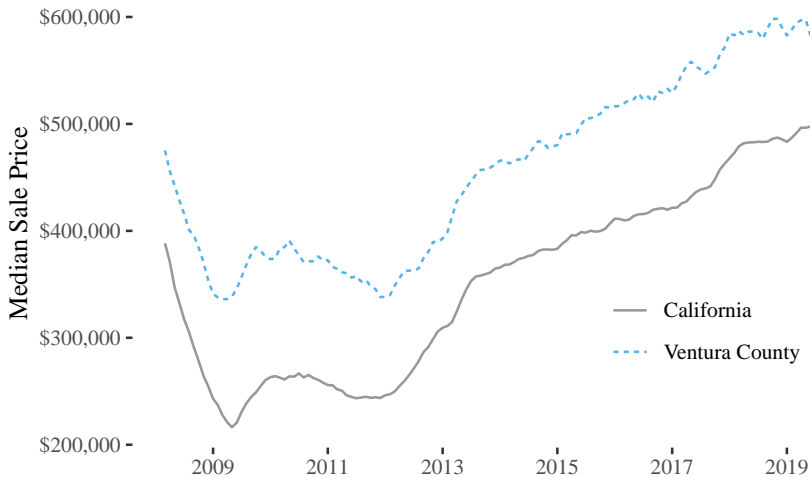
# Comparison of Household Sizes



# Comparison of 2017 Home Ownership Rates

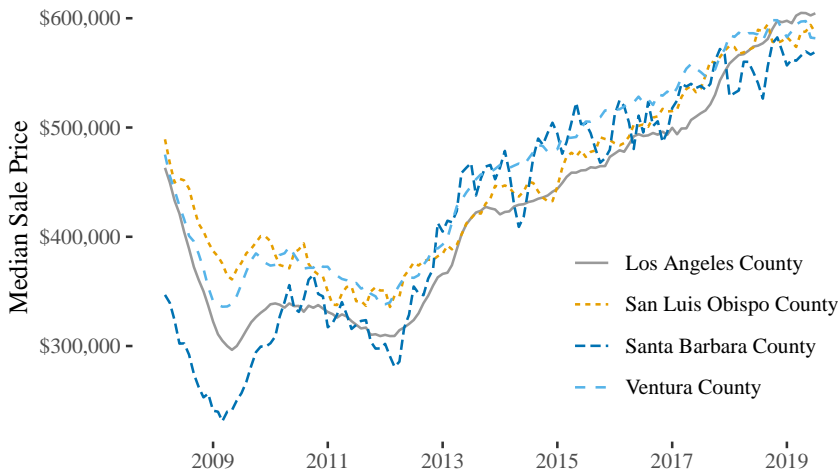


# Comparison of Median Sales Prices

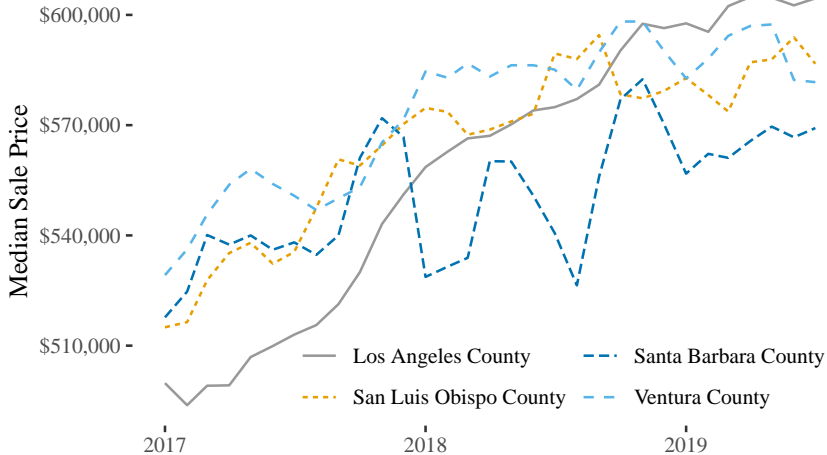




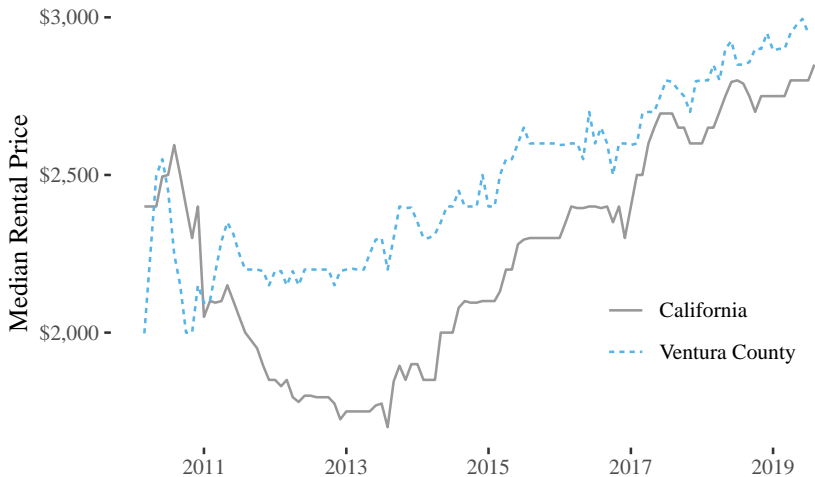
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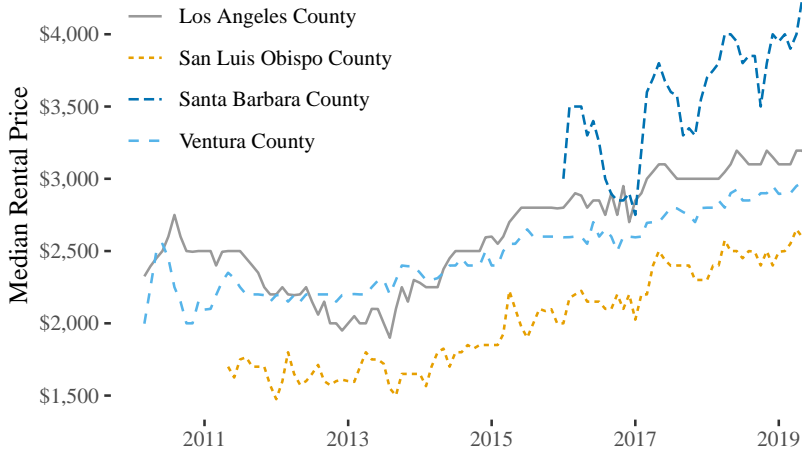
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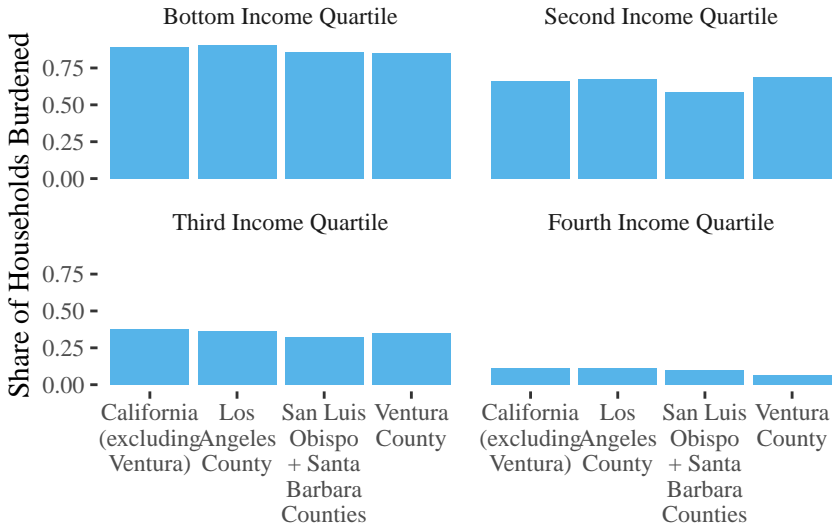
# Comparison of Median Rents



# Comparison of Median Rents



# Comparison of Housing Burdens, 2017



# Ventura County Compared to California and Neighbors

- No major differences in age, education, employment or commute times
- Ventura County has higher home ownership rates than all the areas we compared to
- Housing burdens for Ventura County are comparable to housing burdens in the state and of our neighbors

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# Home Ownership and Income



● Los Angeles County

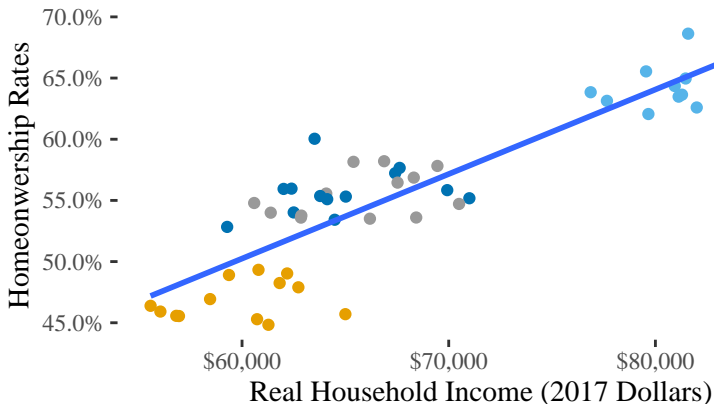
● San Luis Obispo + Santa Barbara Counties

● Ventura County

● California excluding Ventura



# Home Ownership and Income



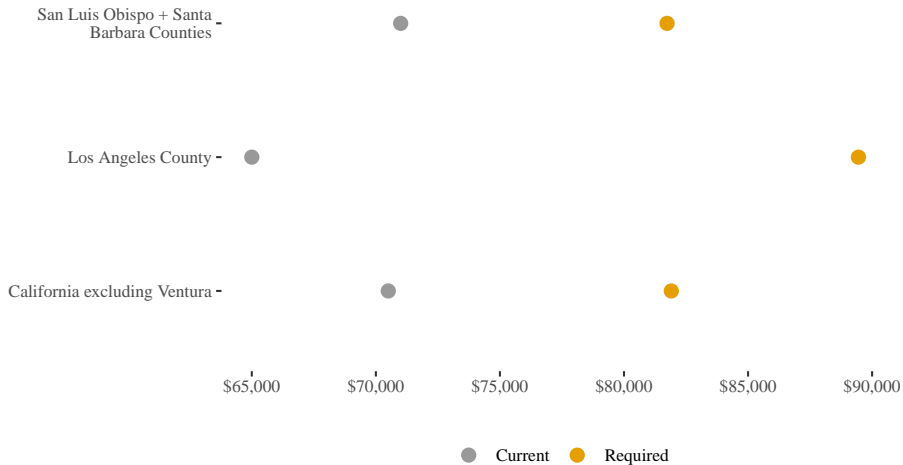
● Los Angeles County

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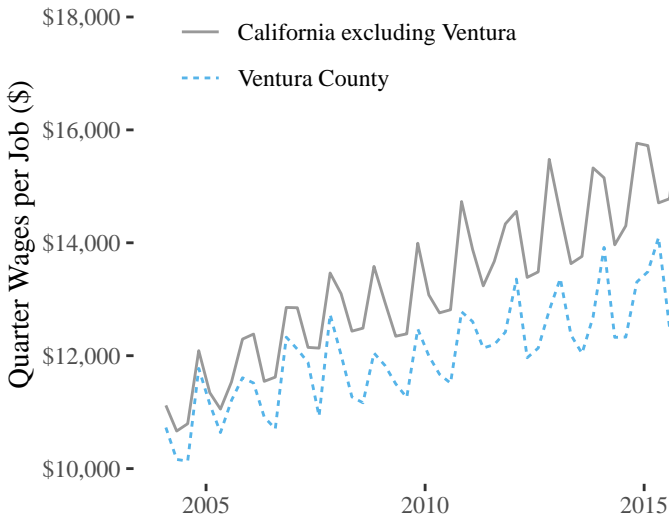
● Ventura County

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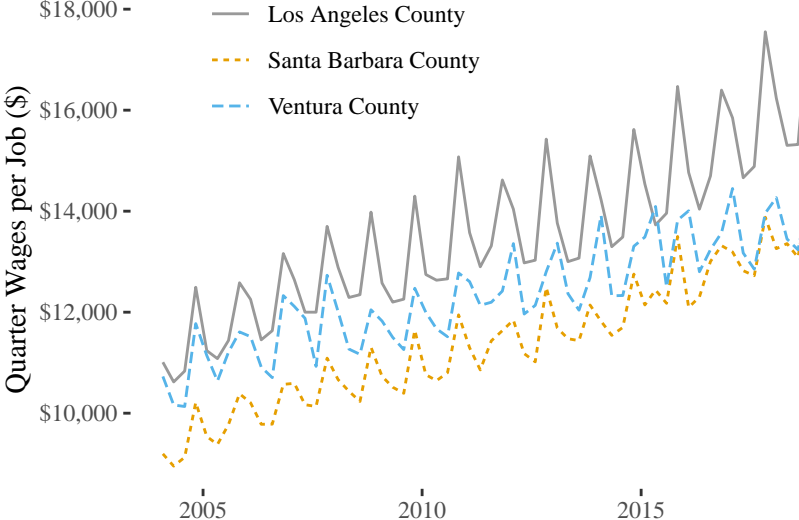
# Required Median Household Income to Achieve Ventura's Home Ownership Rates



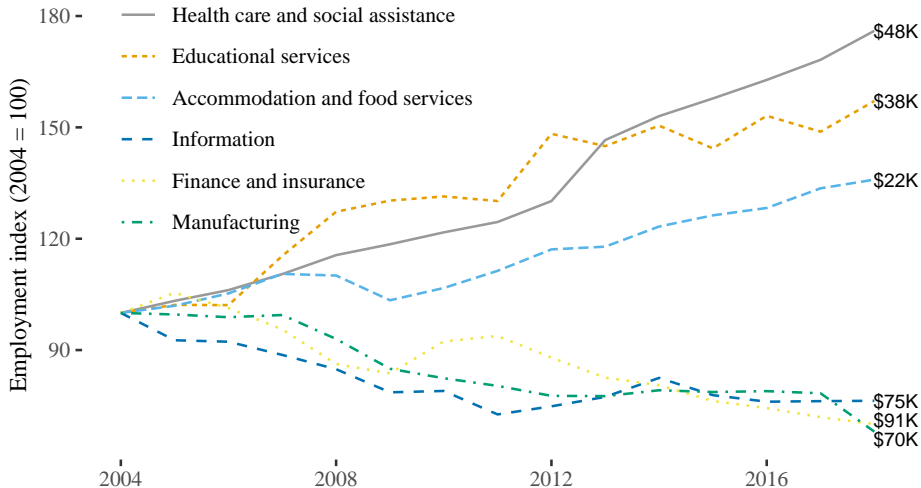
# Wages per Job Comparison



# Becoming More Like Santa Barbara, Less Like Los Angeles



# Top and Bottom Employment Sectors by Growth 2004-2018



# Ventura County's Relatively High Home Ownership Rates

- Relative to its neighbors, Ventura County has the highest home ownership rates
- Higher household incomes than in neighboring areas may explain differences in home ownership rates
- Employment income alone becoming increasingly insufficient to afford housing in Ventura County
  - Uncertain whether current relative good conditions are sustainable given our employment trajectory

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# Housing Myths & Truths

- ① Ventura County is an expensive place to live in
  - As in much of the state, people make sacrifices to live in beautiful Ventura County
  - Evidence suggests that relative to our neighbors and the state of California we are actually doing okay
- ② Ventura County does not have the right jobs to afford housing in Ventura County
  - Currently the employment of our residents seems to match the jobs available in the county
  - Being able to afford living in Ventura County on employment wages alone seems increasingly difficult



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