

Southern California Futures:

Changing Demographics and Changing Housing

DOWELL MYERS

School of Policy, Planning, and Development

University of Southern California

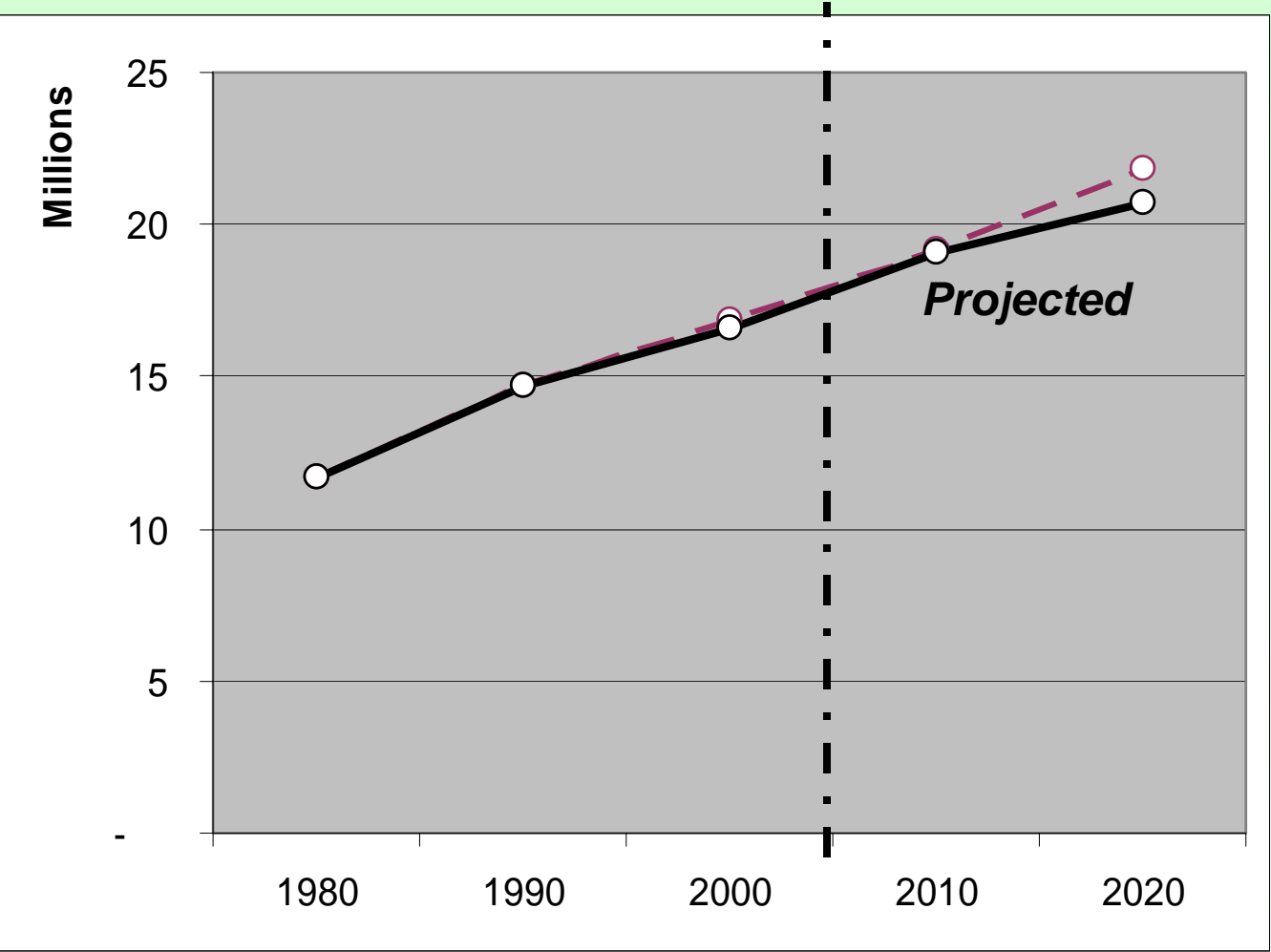
Outline of Presentation

- **Dramatic population growth and change**
- **How will this translate into housing needs?**
- **What implications for future urban form and the planning of better cities?**
- **What kind of housing will people accept?**
- **The demographics matter**



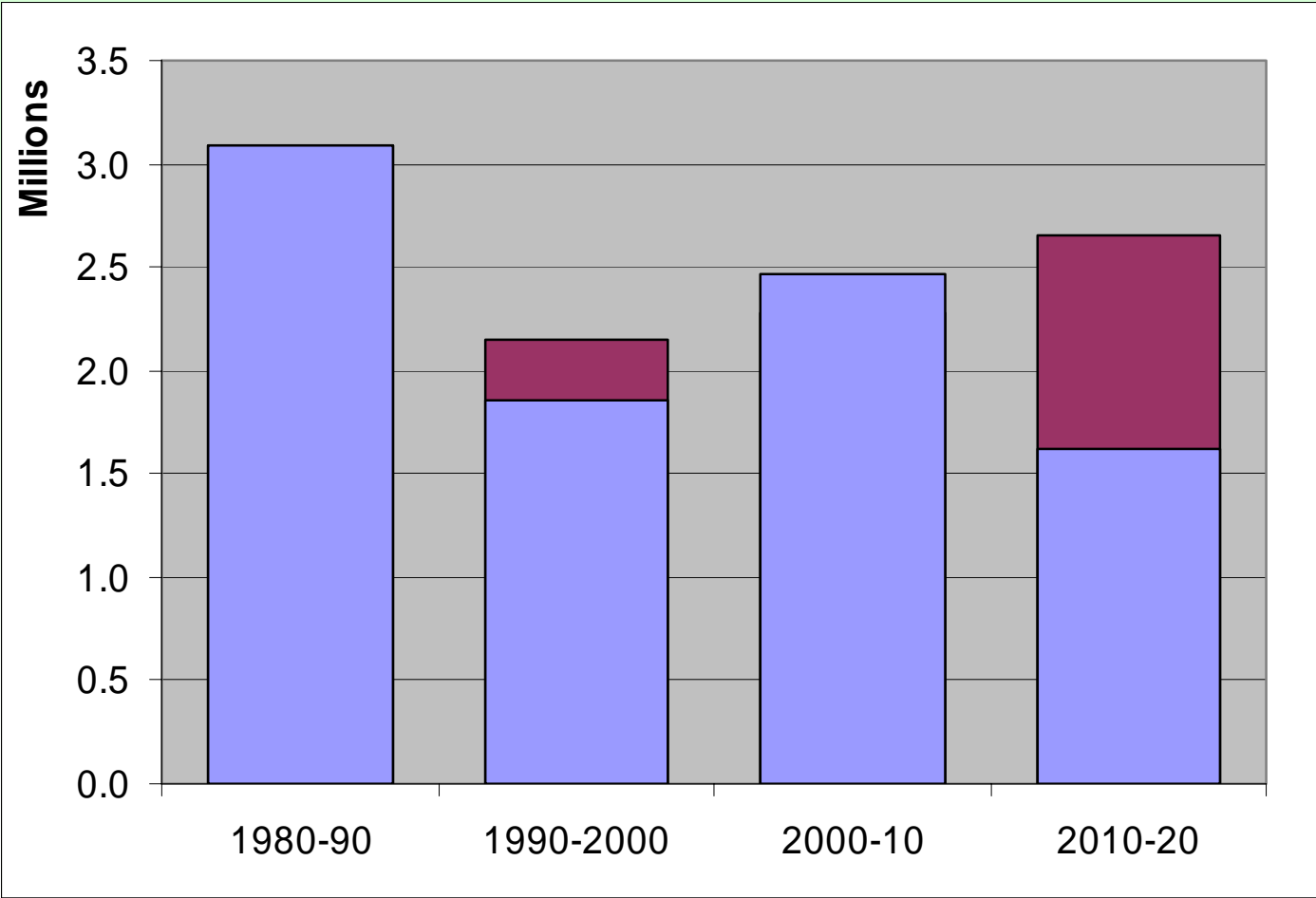
**Dramatic
population
growth and
change**

Population of Southern California Showing DOF Forecast of 1998 and 2004

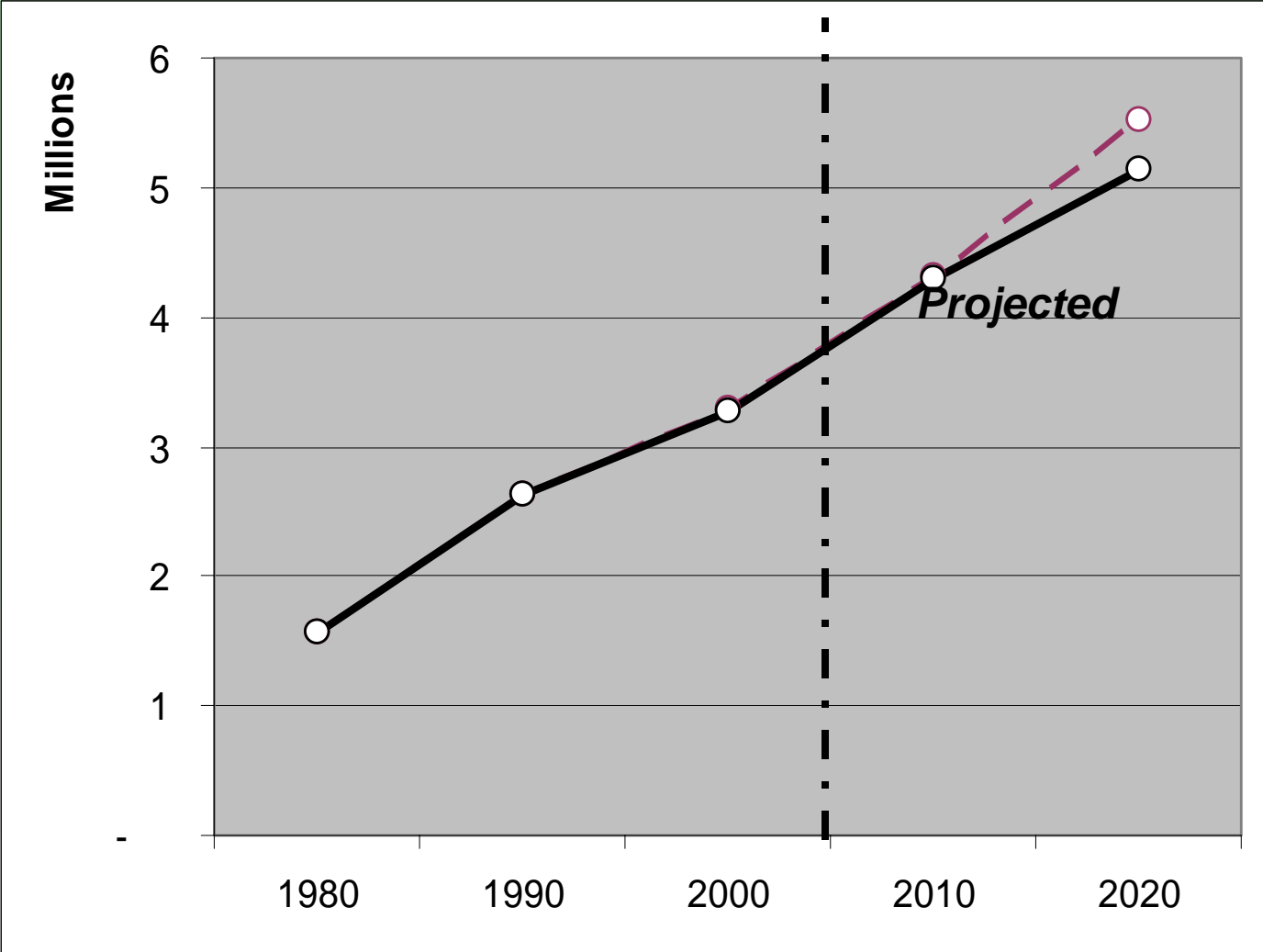


Population Growth in Each Decade, Southern California

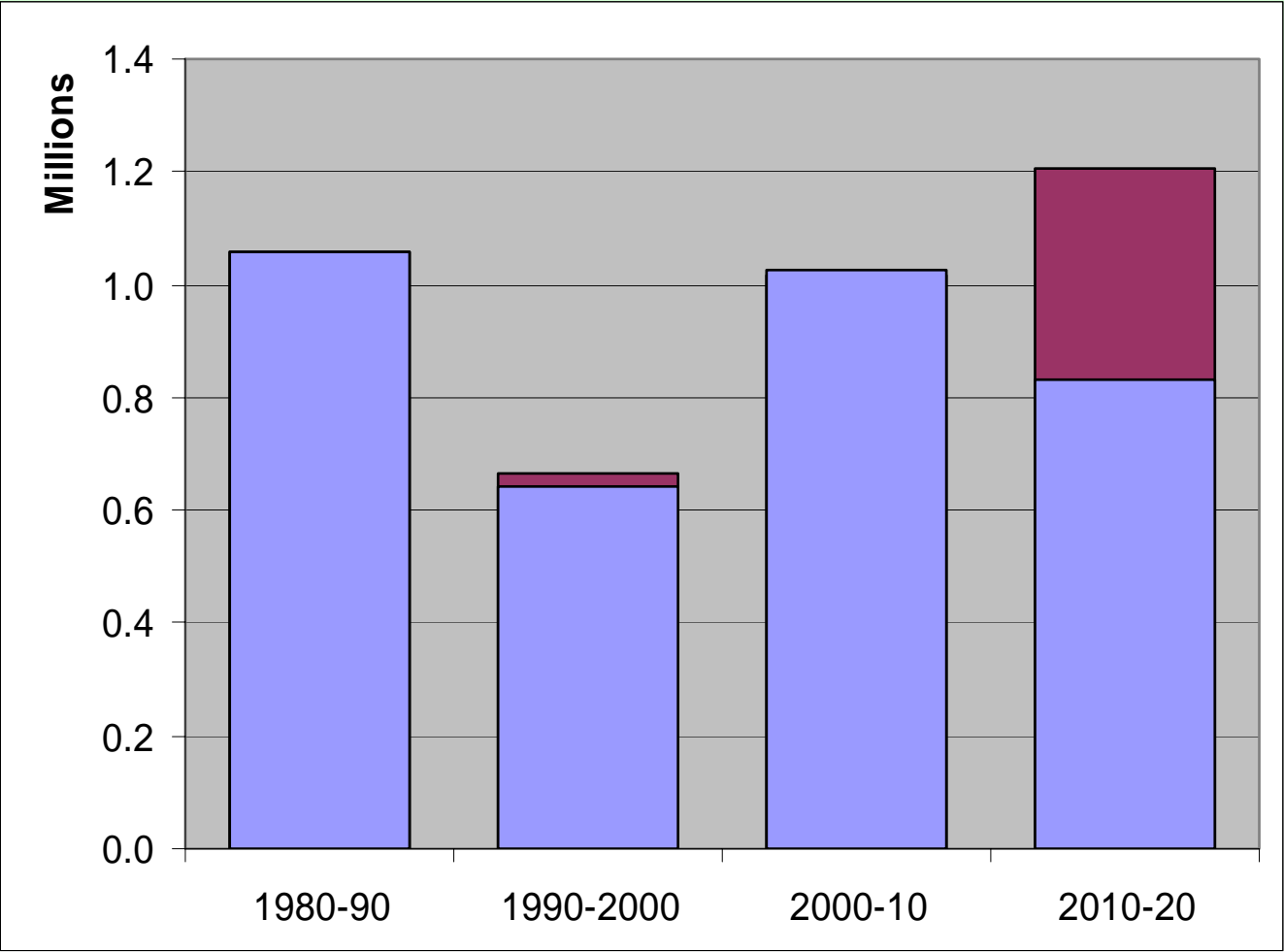
Showing Downward Revision of DOF Forecast



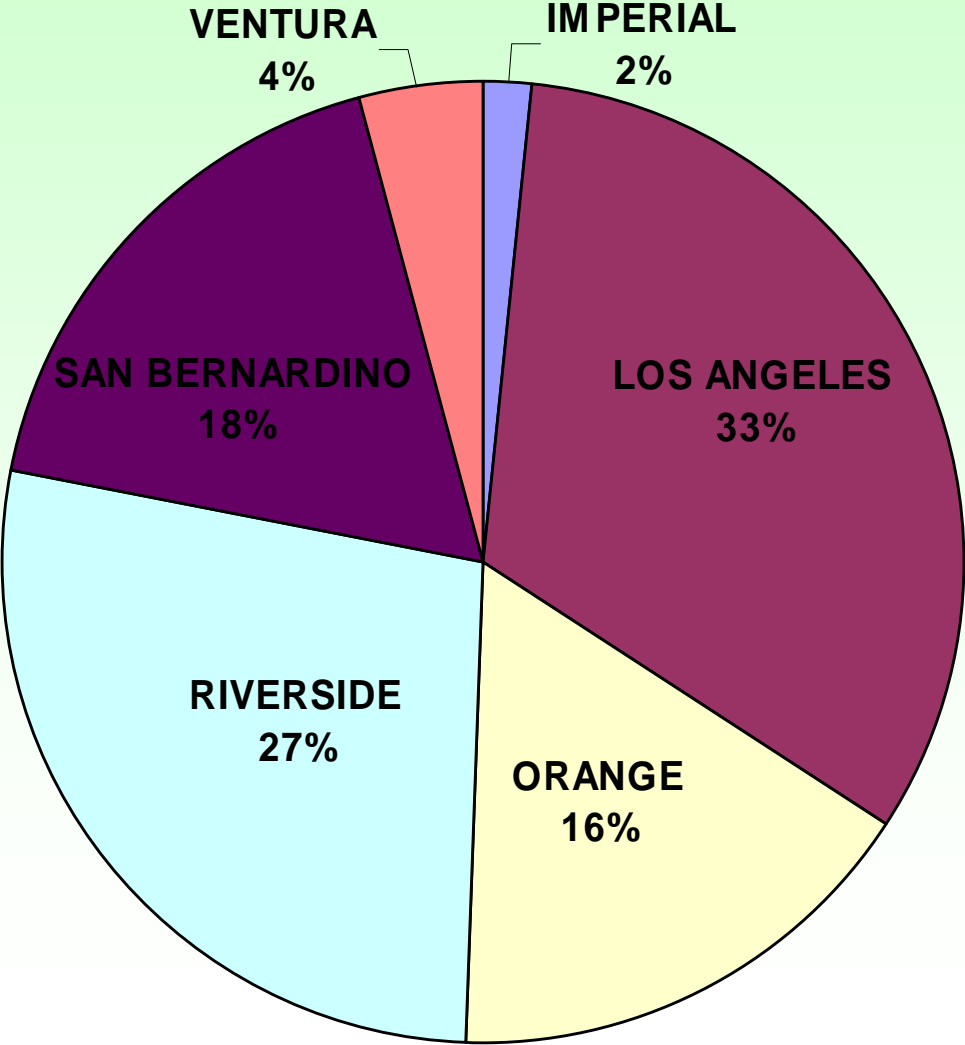
Population of Riverside and San Bernardino Showing DOF Forecast of 1998 and 2004



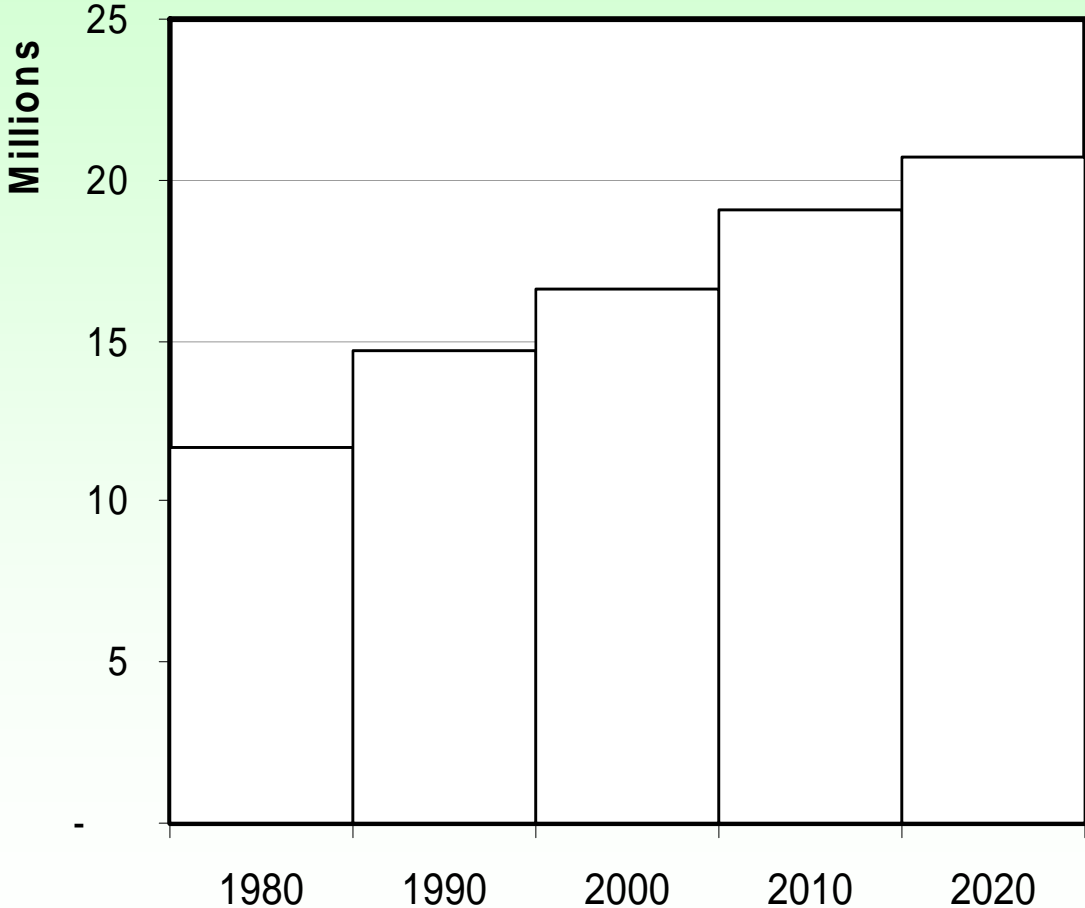
Population Growth in Each Decade, Riverside and San Bernardino Showing Downward Revision of DOF Forecast



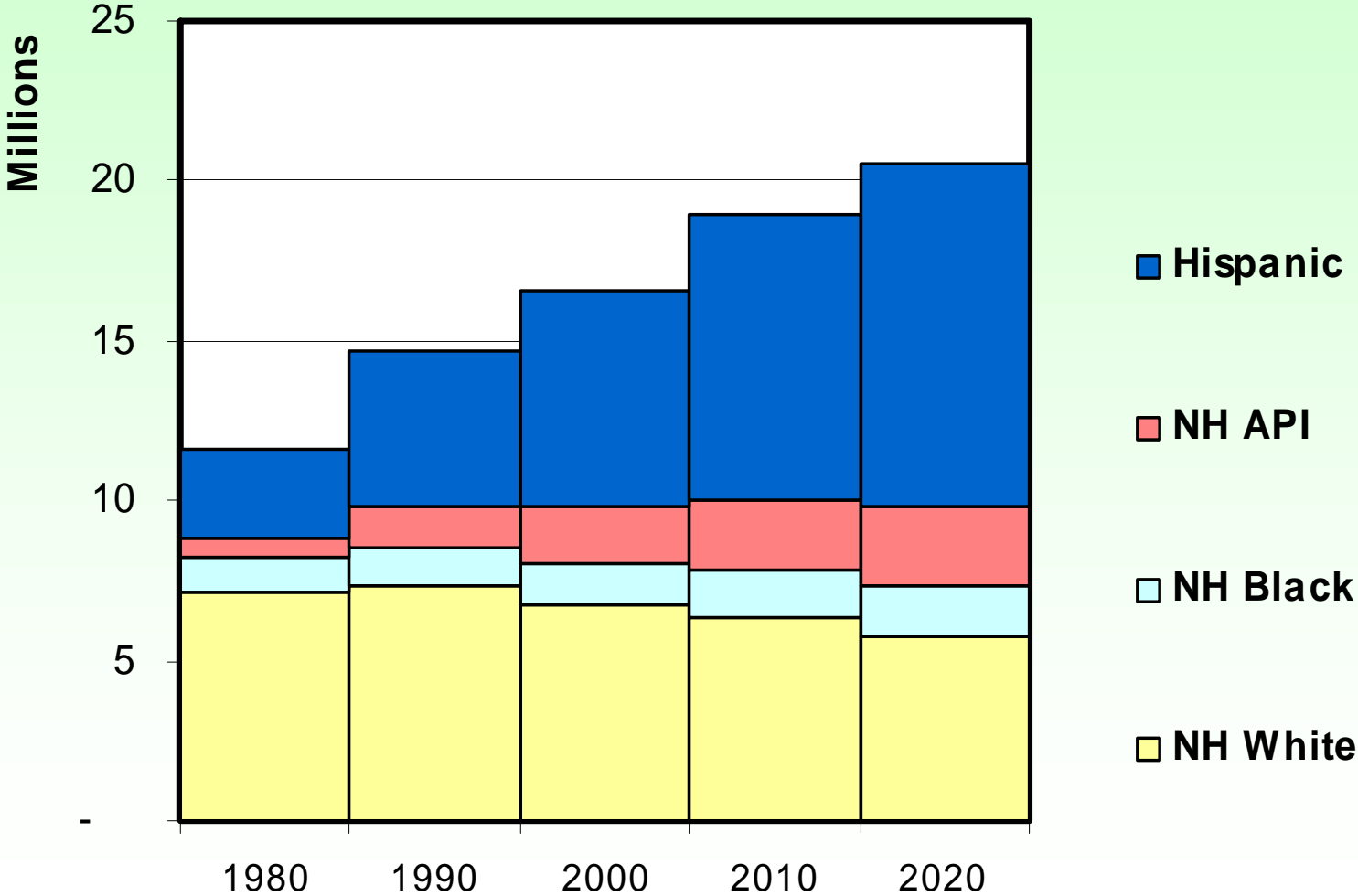
Share of Growth for Each County, 2000-2020



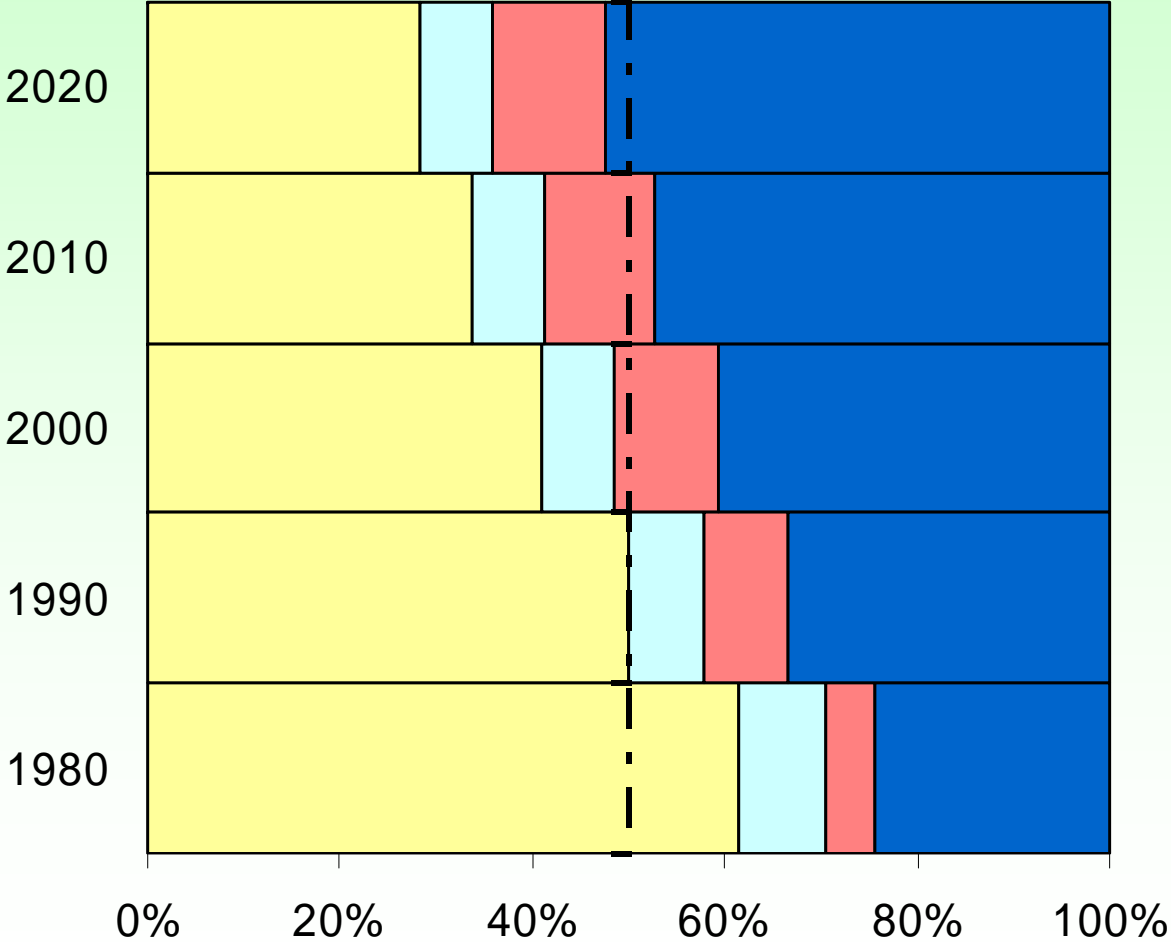
Population Growth Southern California, 1980-2020



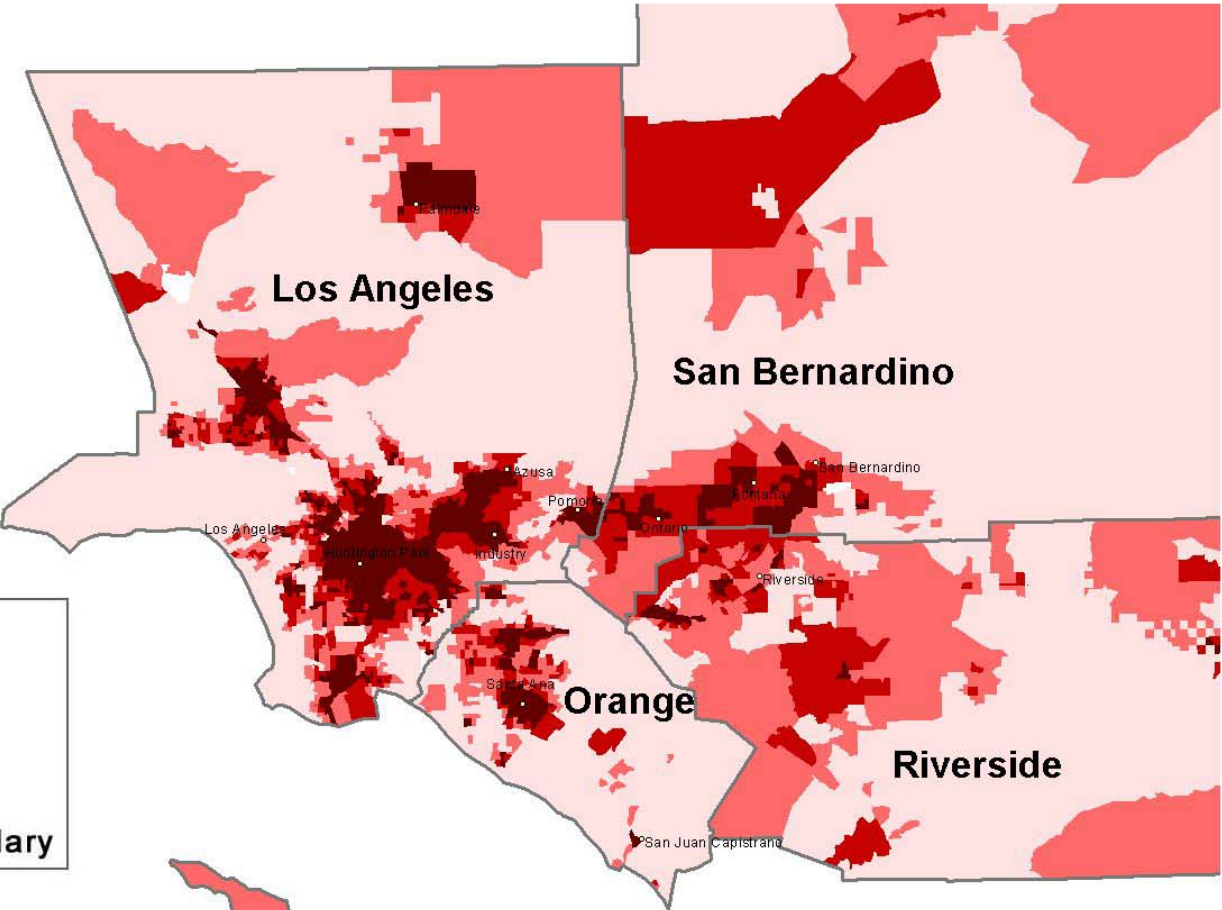
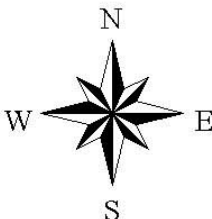
Southern California Future = FUTURE OF THE LATINO POPULATION



Changing Percentage Racial Composition Southern California, 1980-2020



Percent Latino in Southern California, 2000



Percent Hispanic

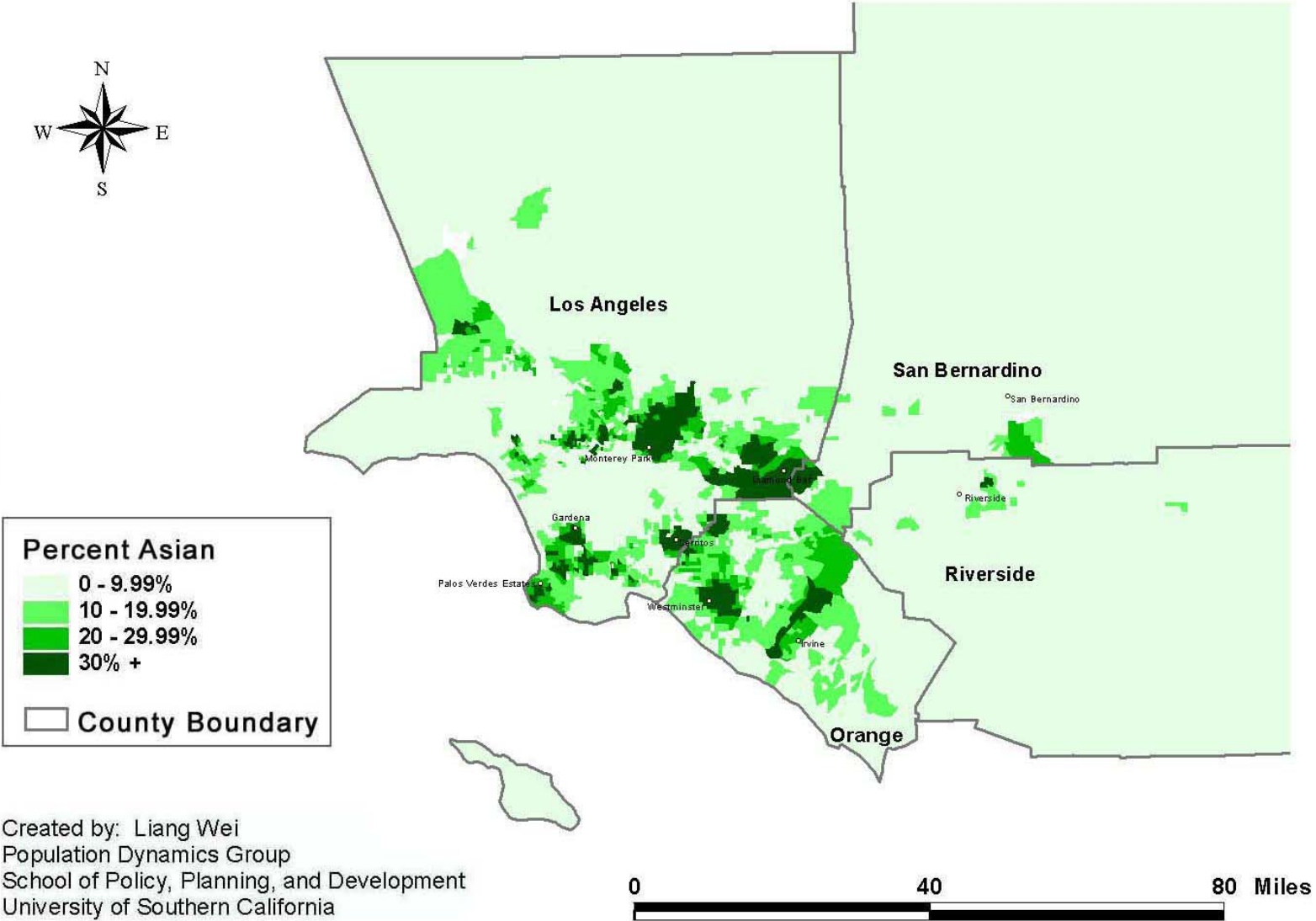
- 0 - 19.99%
- 20 - 39.99%
- 40 - 59.99%
- 60% +

□ County Boundary

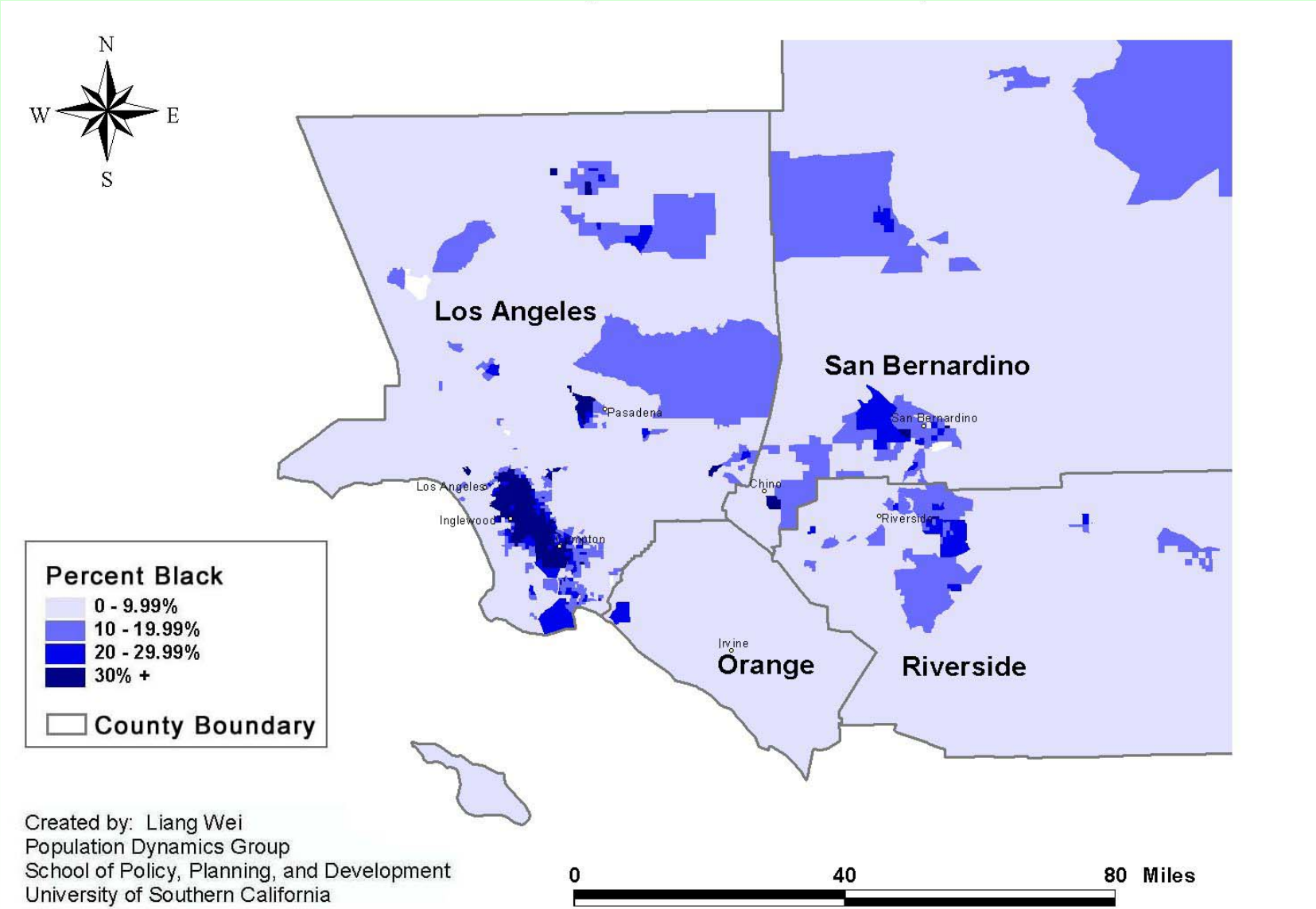
Created by: Liang Wei
Population Dynamics Group
School of Policy, Planning, and Development
University of Southern California



Percent Asian in Southern California, 2000



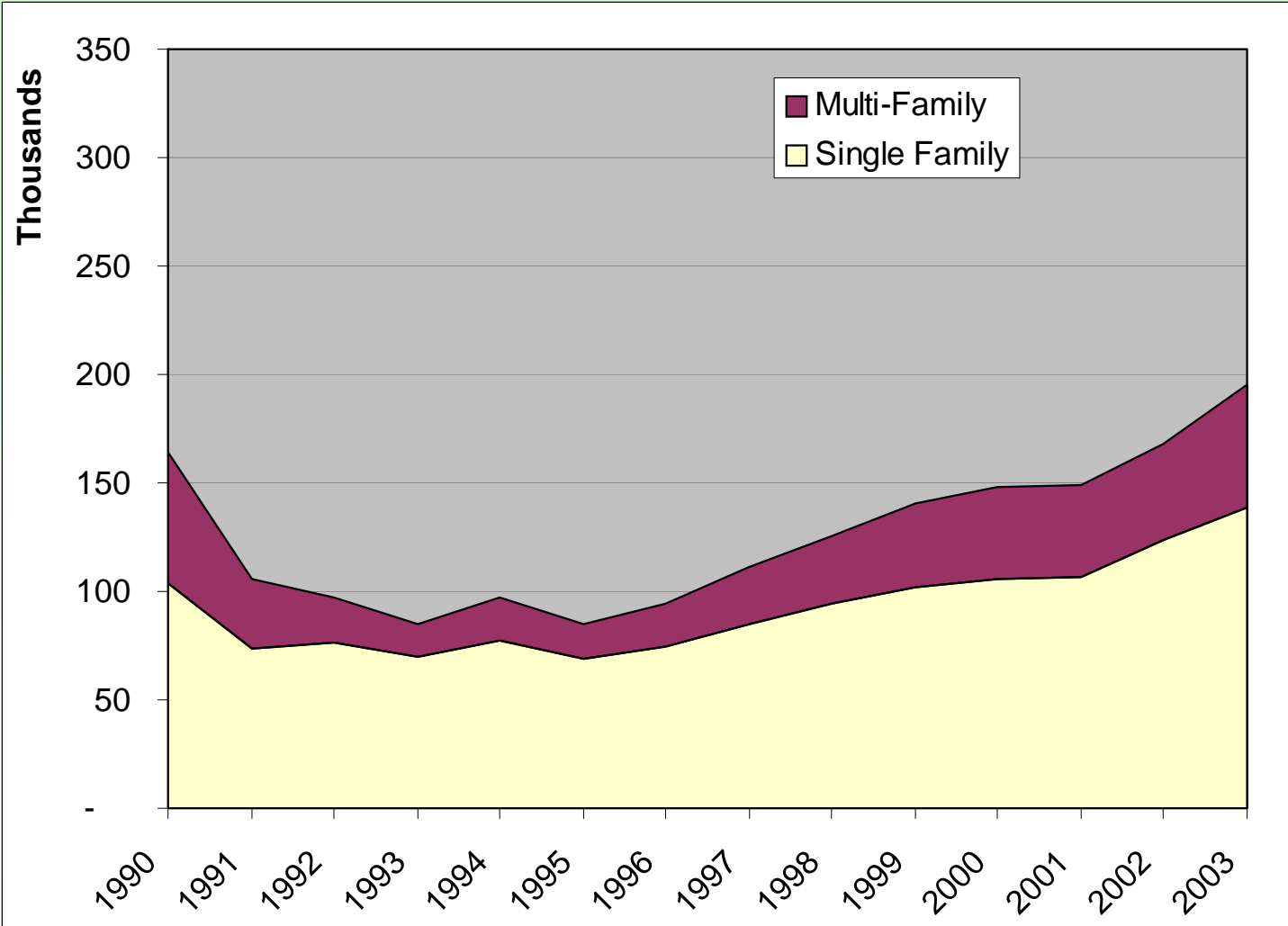
Percent Black in Southern California, 2000





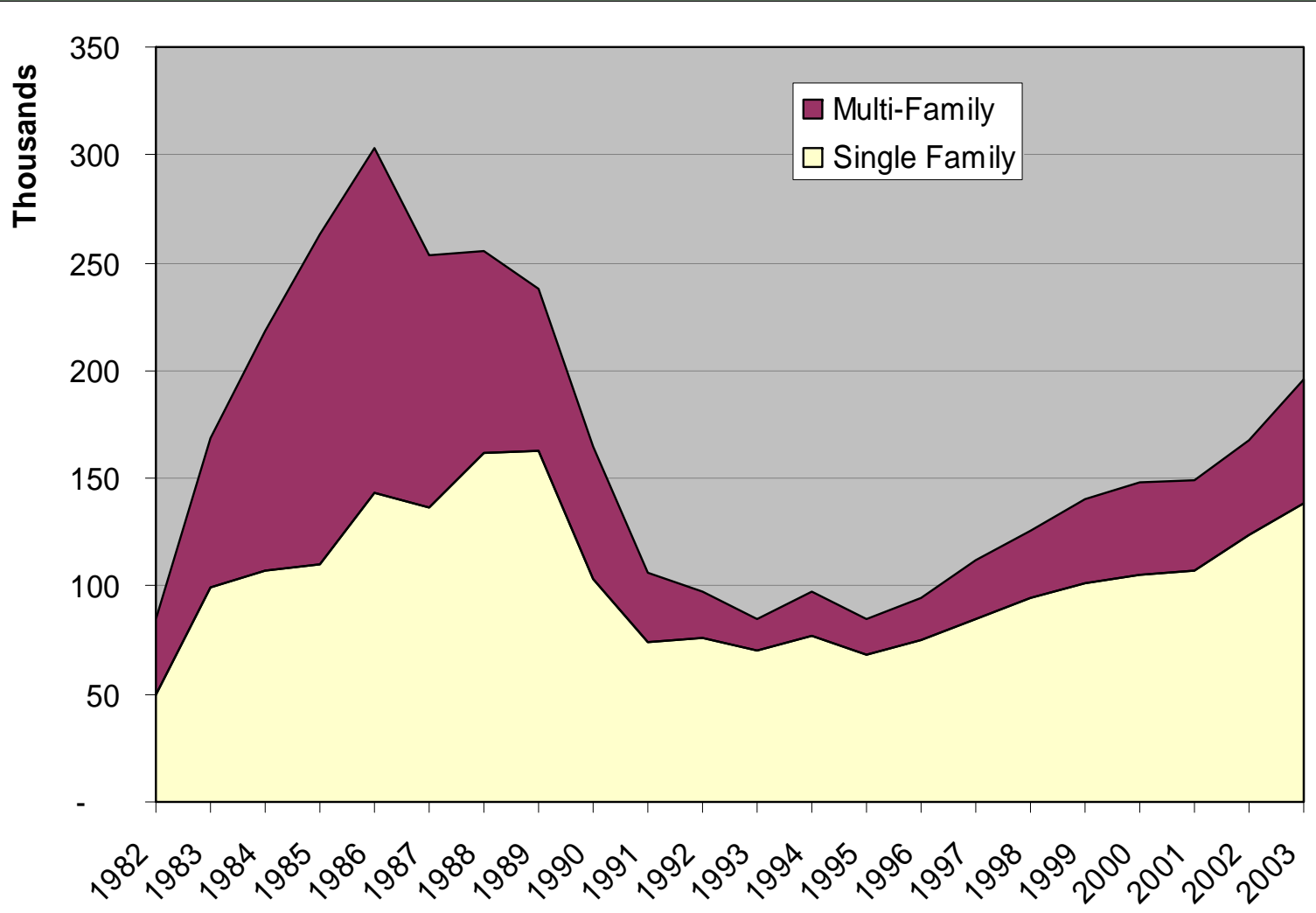
**What Implications
for Housing and
Urban Form?**

Total New Housing Units Authorized by Building Permits in California, 1990-2003



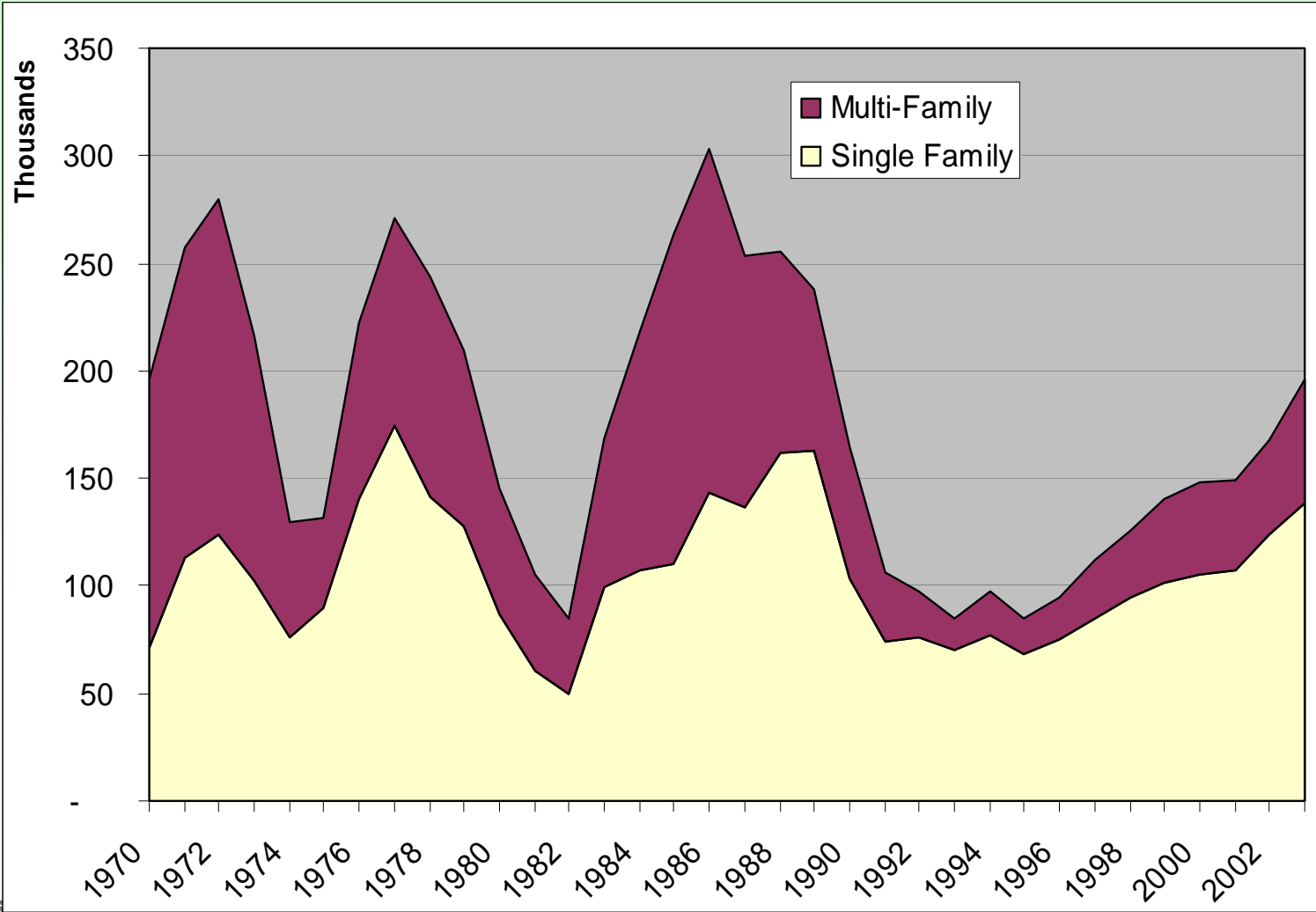
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Total New Housing Units Authorized by Building Permits in California, 1980-2003



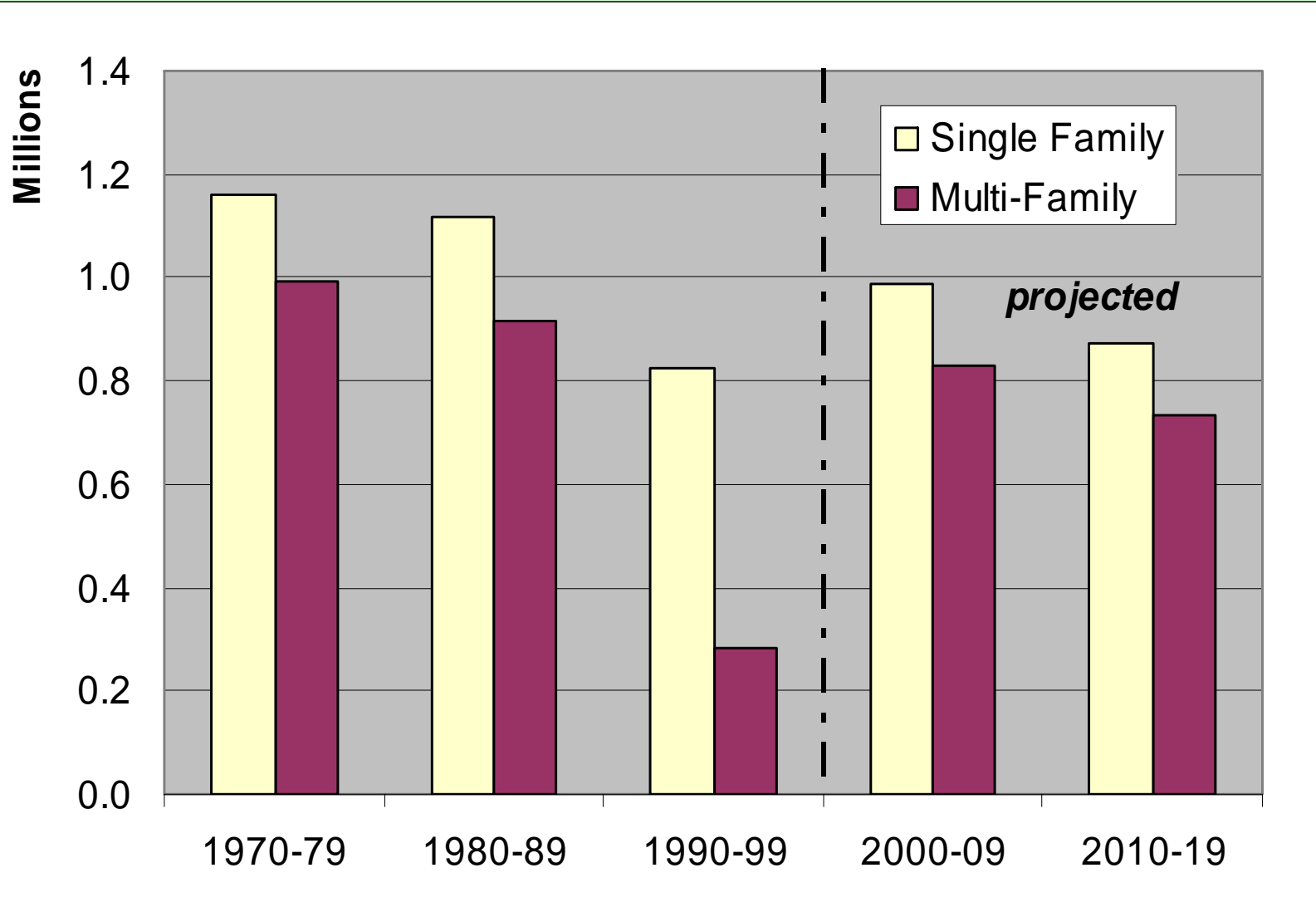
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Total New Housing Units Authorized by Building Permits in California, 1970-2003

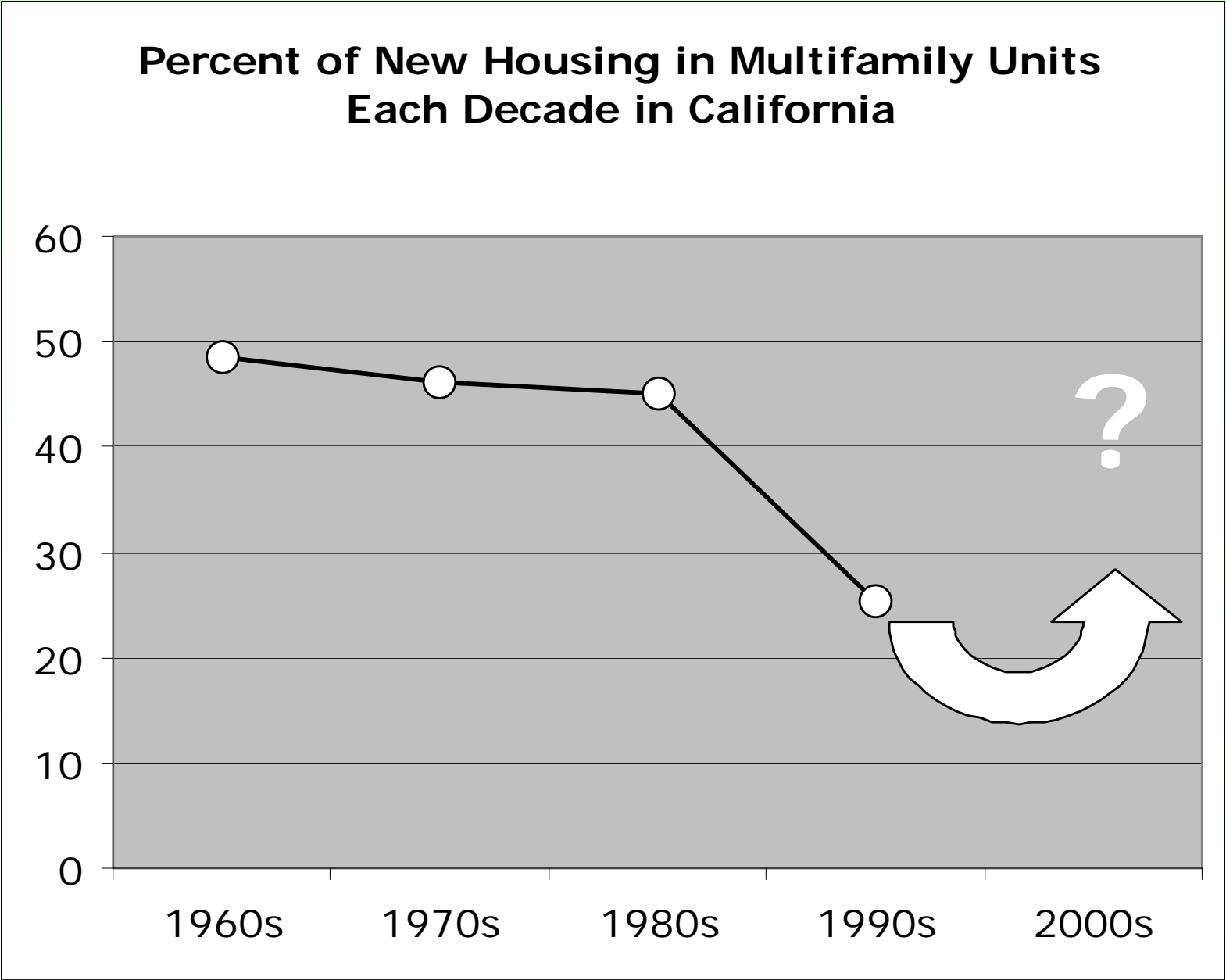


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California Projected Growth in Housing: Using Past Three Decade Ratios

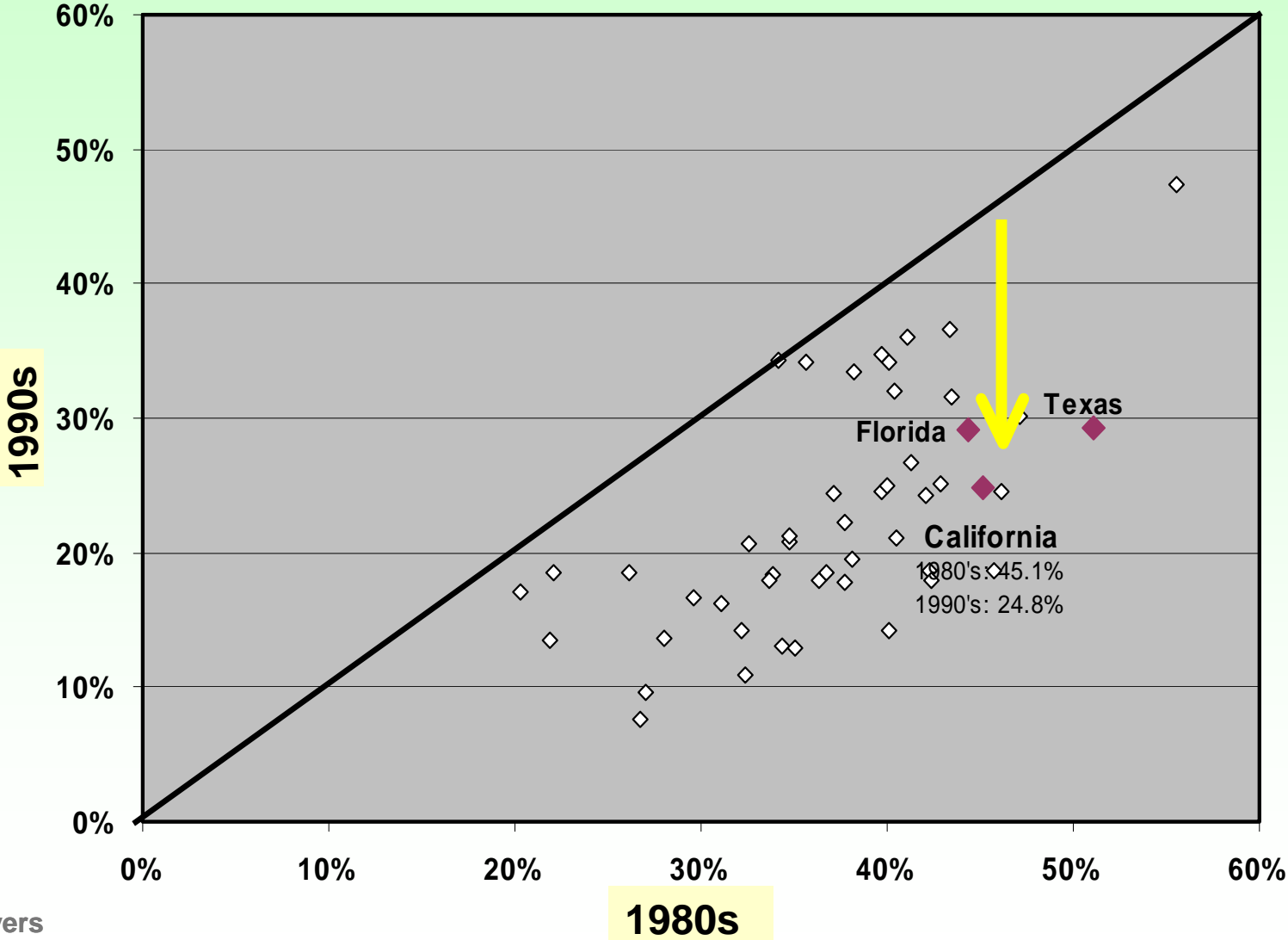


Percent of New Housing in Multifamily Units Each Decade in California



Down with Multifamily

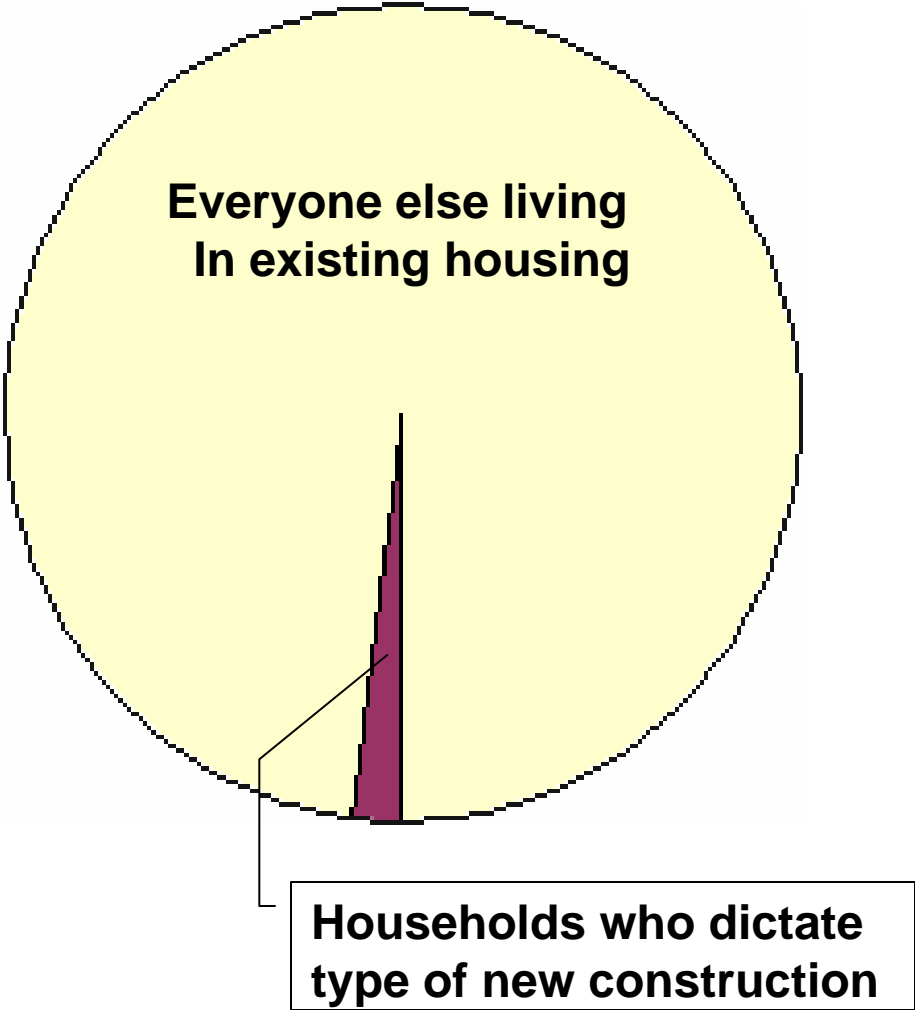
Share of construction in the 1990s vs. 1980s



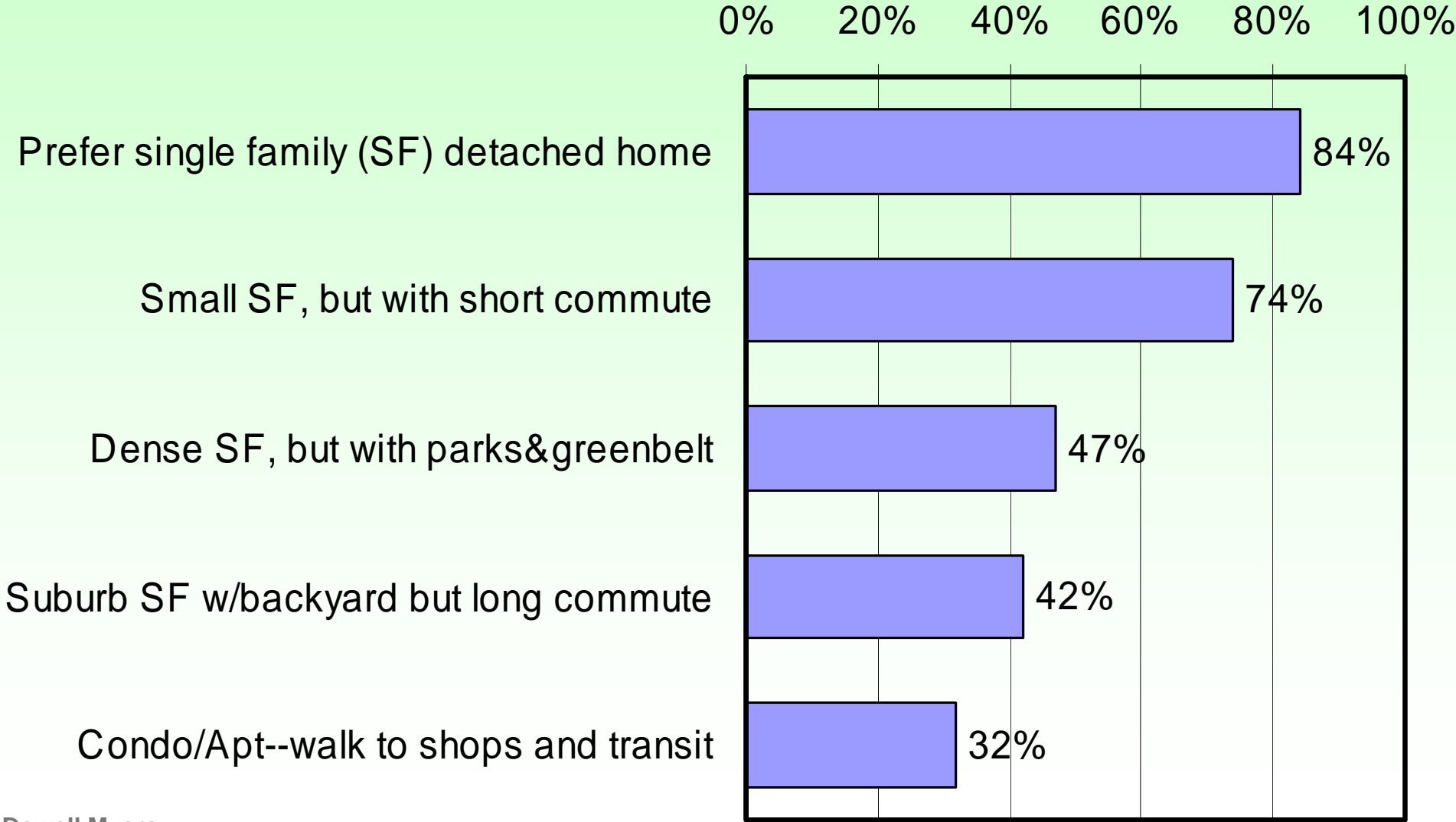


**What kind of
housing will
people accept ?**

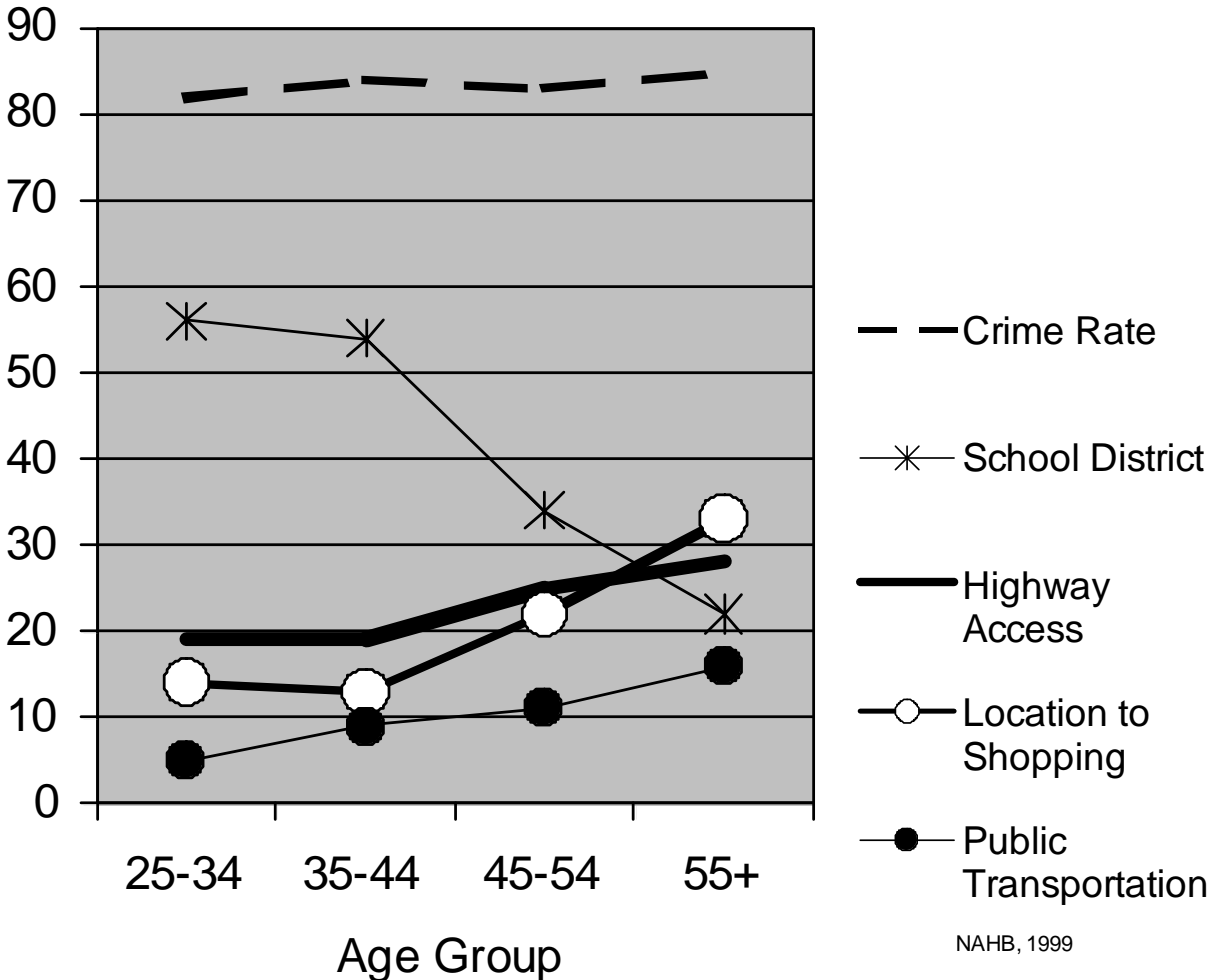
Minority Dictatorship of New Construction



California Housing Preferences, 2001



Percent Calling Factor Very Important if Buying a Home Today



The NAHB Trade-Off Question

Consider the following hypothetical choice:

Your income is high enough to purchase a \$150,000 home.

You have two options:

- ◆ **buying a \$150,000 townhouse in an urban setting close to public transportation, work and shopping.**
- ◆ **Or, you could purchase a larger, detached single-family home in a suburban area, with longer commutes to work.**

Answer to the Trade-Off Question

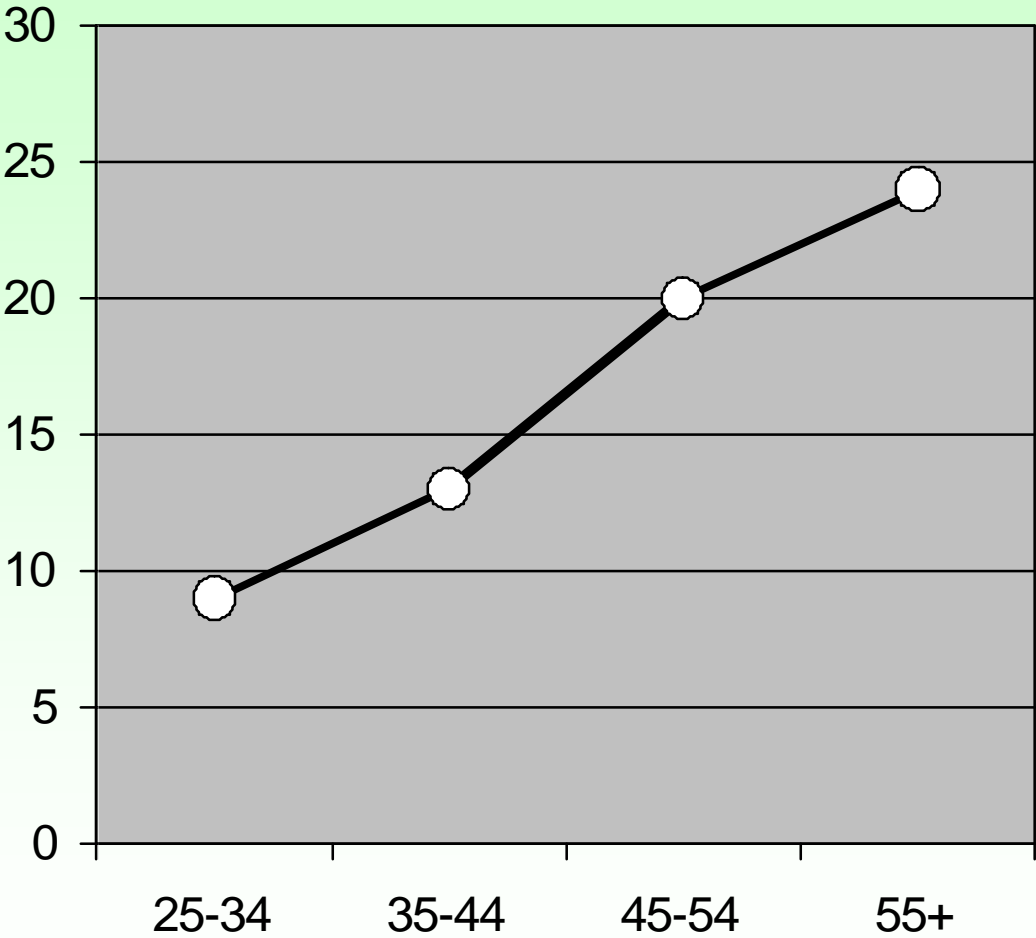
Overall

87% want
the single-family house in the suburbs

But

a very **important minority**
prefers the compact alternative

Percent Preferring a Townhouse in the City




NAHB, 1999

The Boom in Higher Density Preference

- ◆ Adults in their 20s with prime apartment demand will begin to increase after 2000
- ◆ The Baby Boom generation is crossing age 45 and dominates growth in other age groups
- ◆ Current preference for compact residential choices rises sharply with age
- ◆ Many other trends support *expanded preferences* for more compact residence

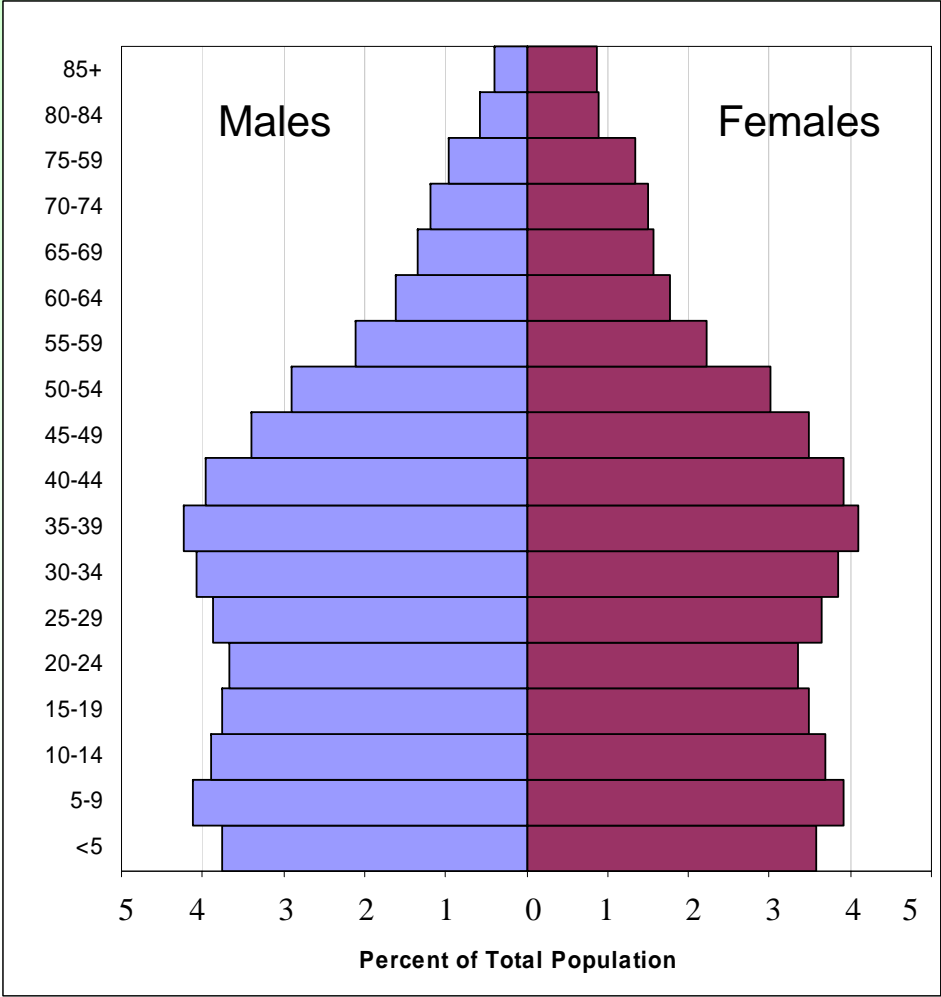
Additional General Trends Toward More Compact Residential Preferences

- ◆ **Mounting Traffic Congestion**
- ◆ **Decreased Crime**
- ◆ **Rising Immigration and Enhanced Urban Vitality**
- ◆ **Growth of Café Culture**
- ◆ **Fashionable Design of Higher-Density
for the Middle Class**
- ◆ **Positive Examples Created by Successful Projects**



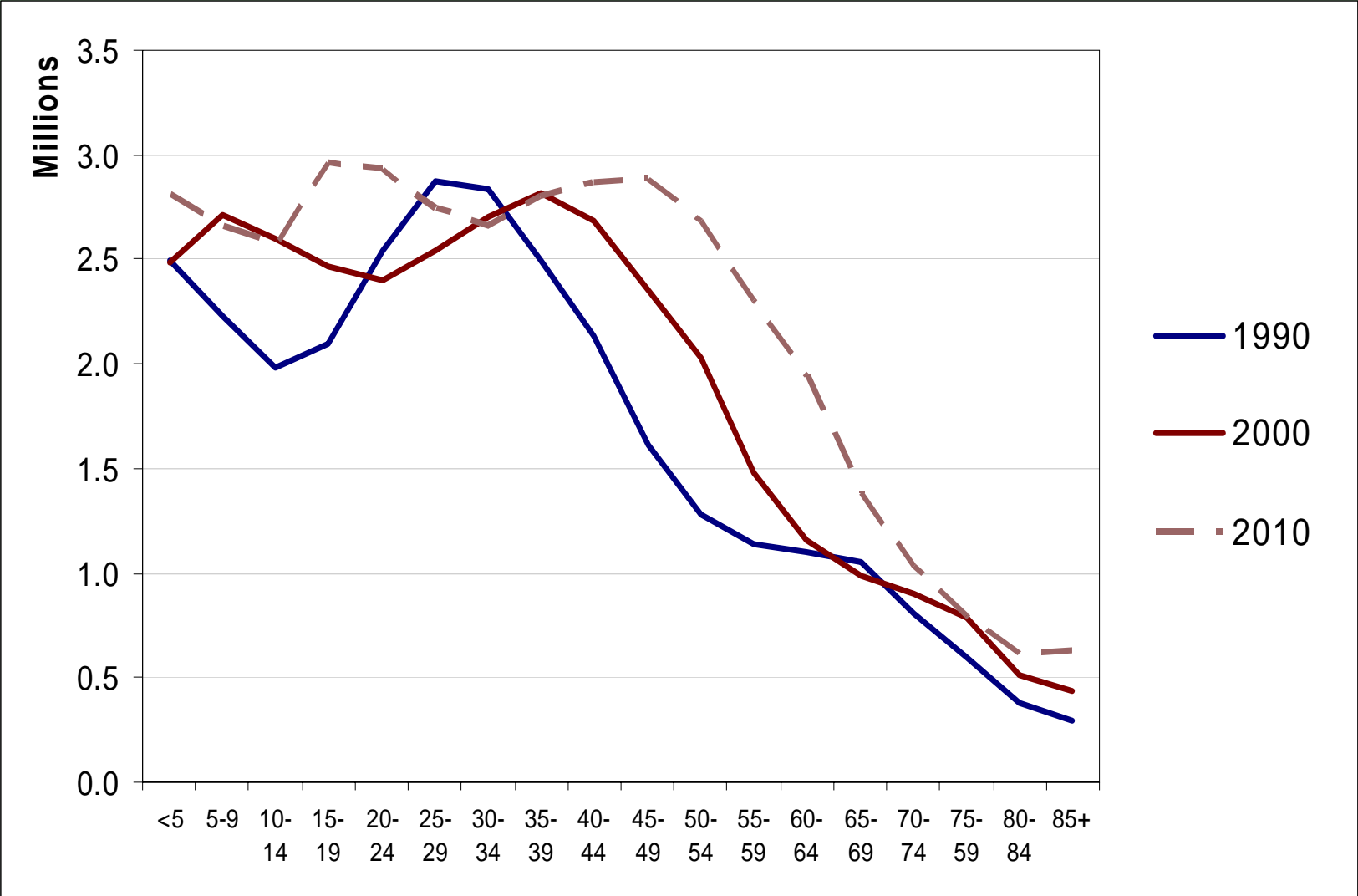
**The
Demographics
Matter**

Age Pyramid for California in 2000



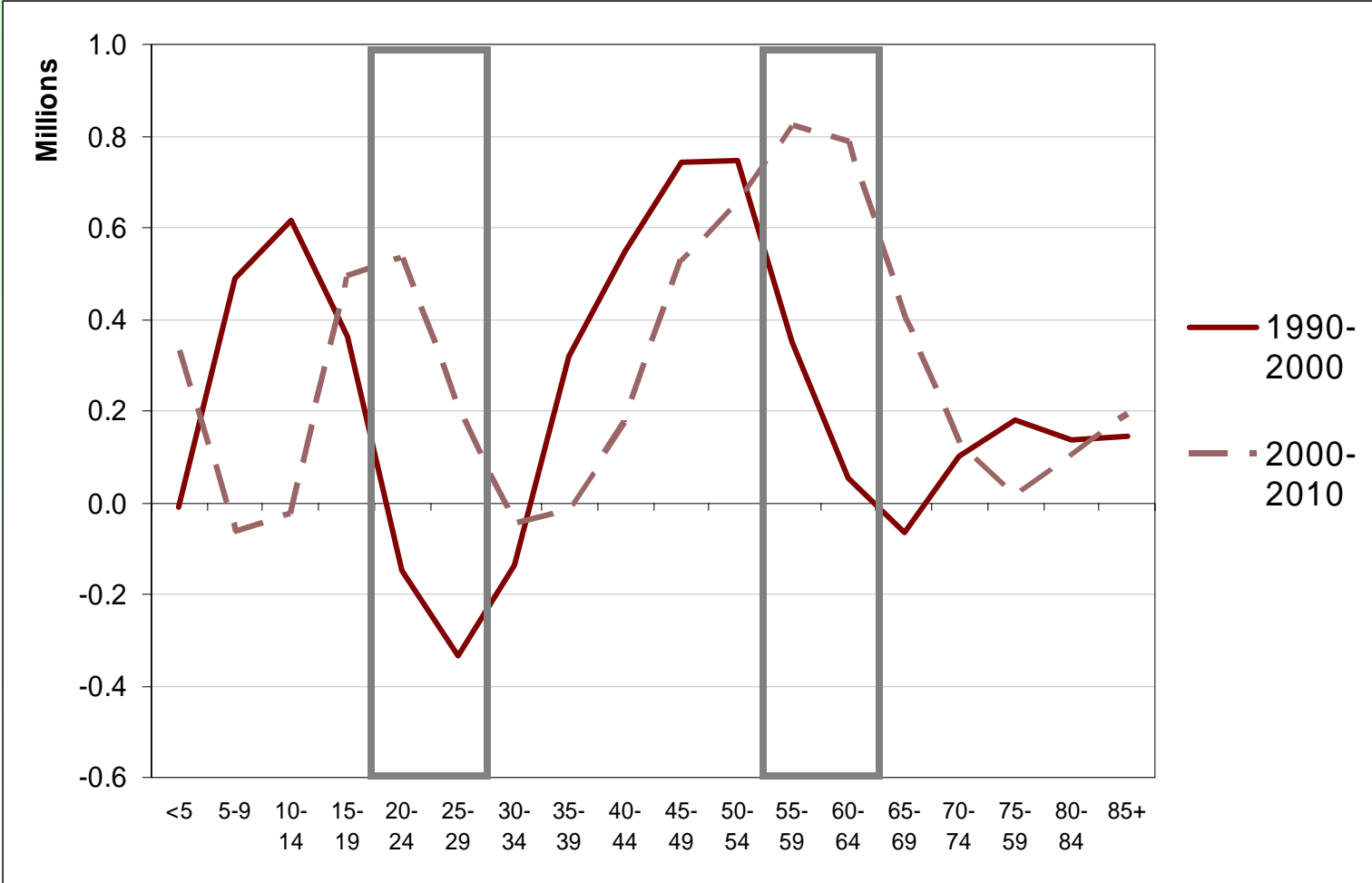
California Population Projections 1990-2010

Total Age Distribution: (Numbers in Millions)



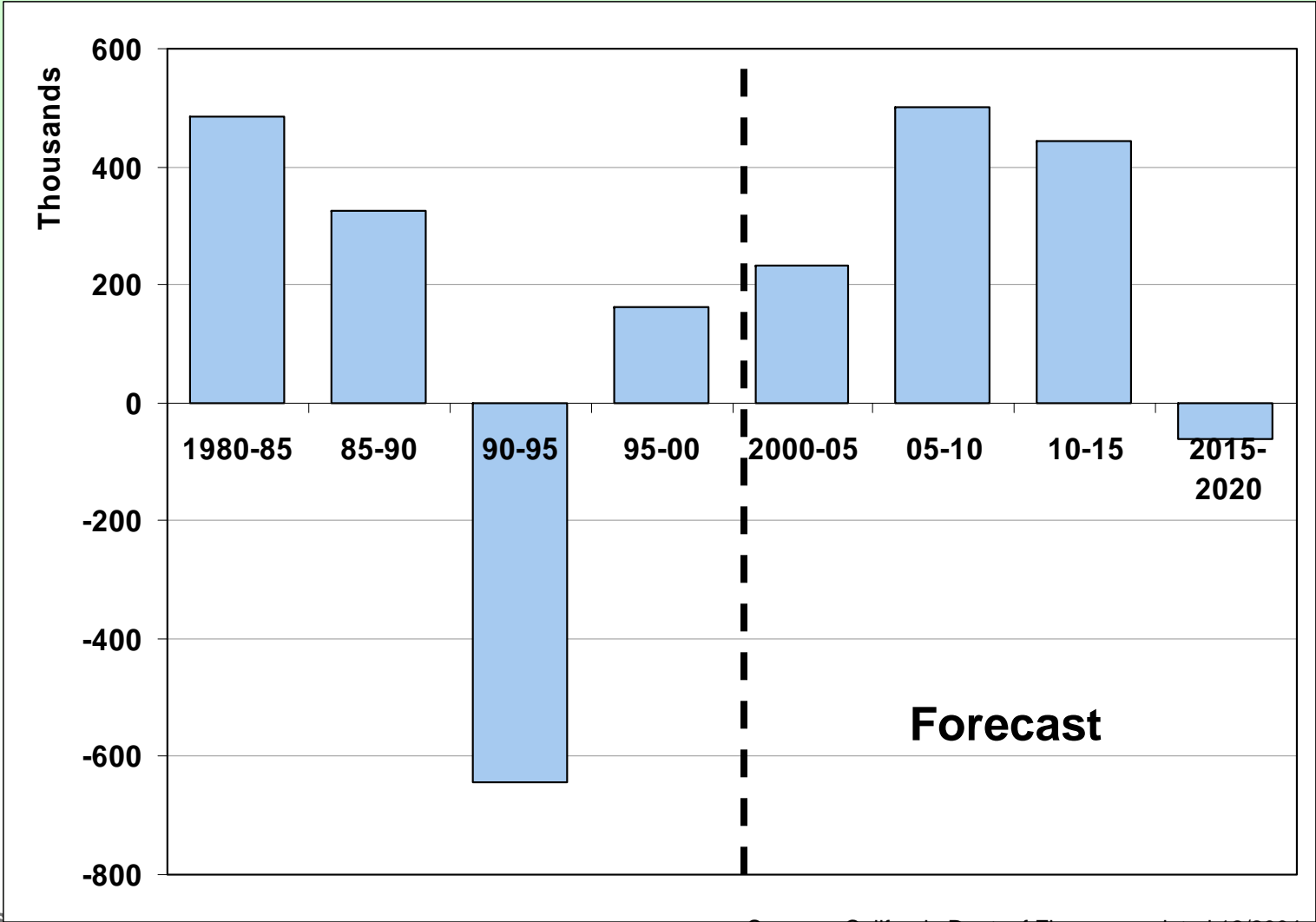
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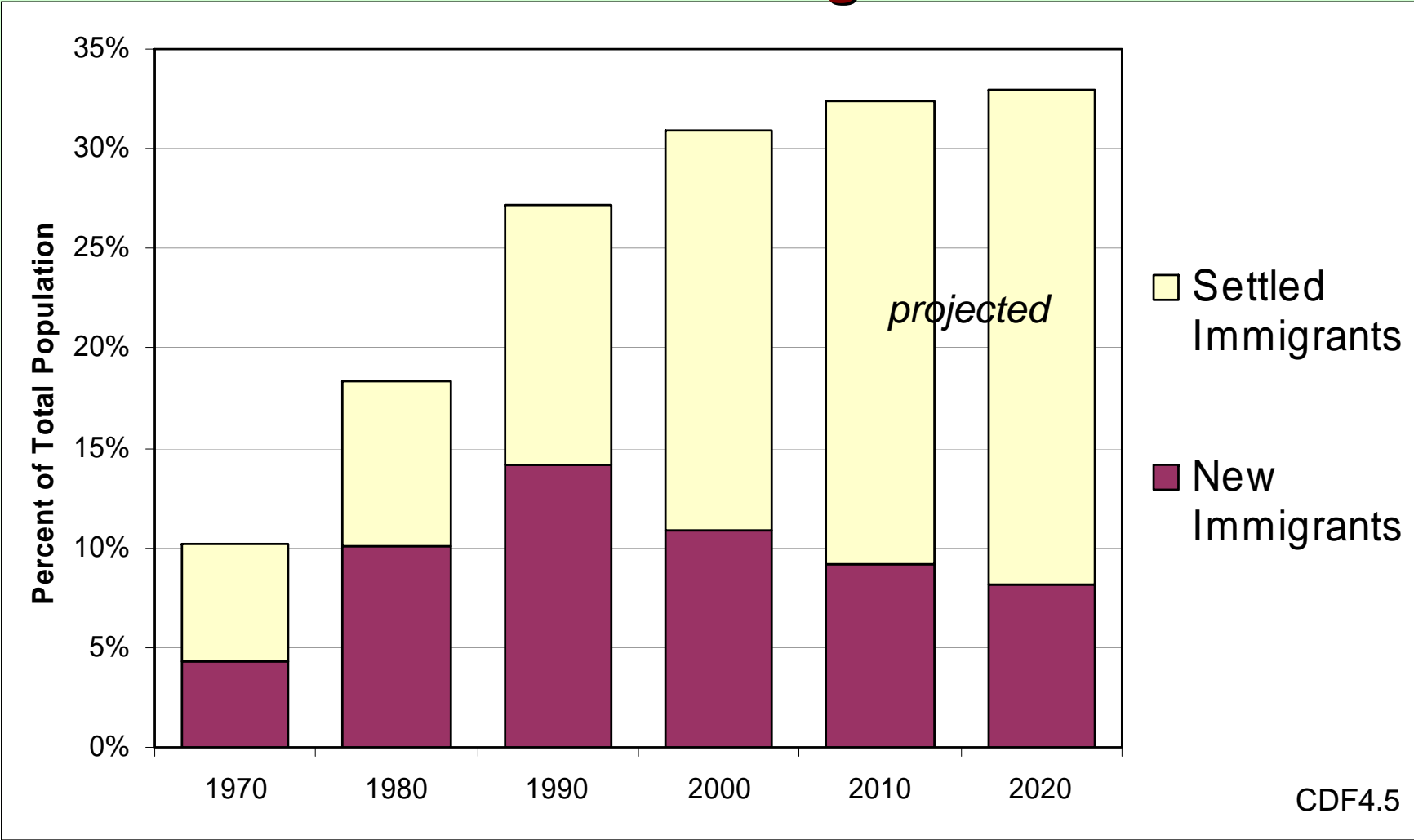


Echo Boom Hits the Rental Market

Change Every 5 Years in Number of California Residents Age 20-29

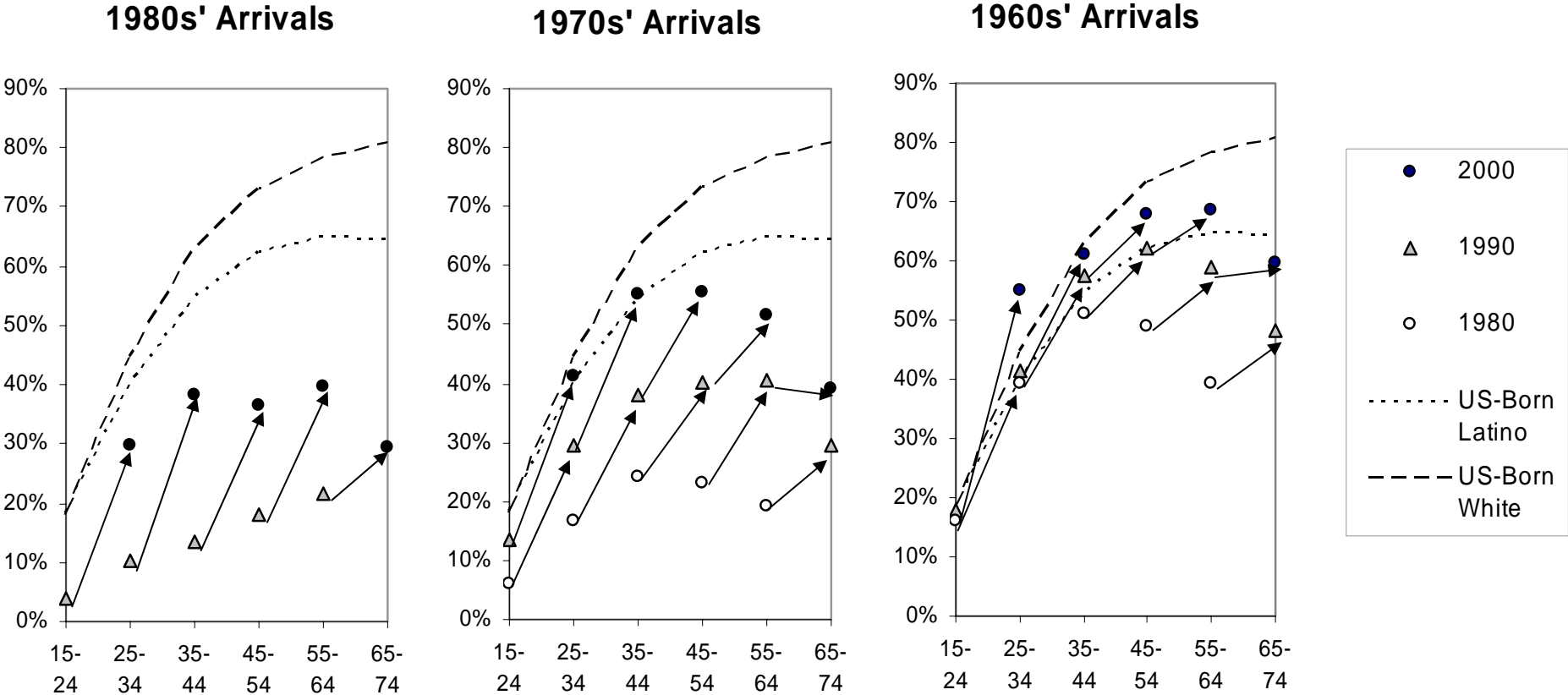


Percent of Southern California Population Who Are Immigrants



CDF4.5

Latino Trajectories into Homeownership by Arrival Decade, in California



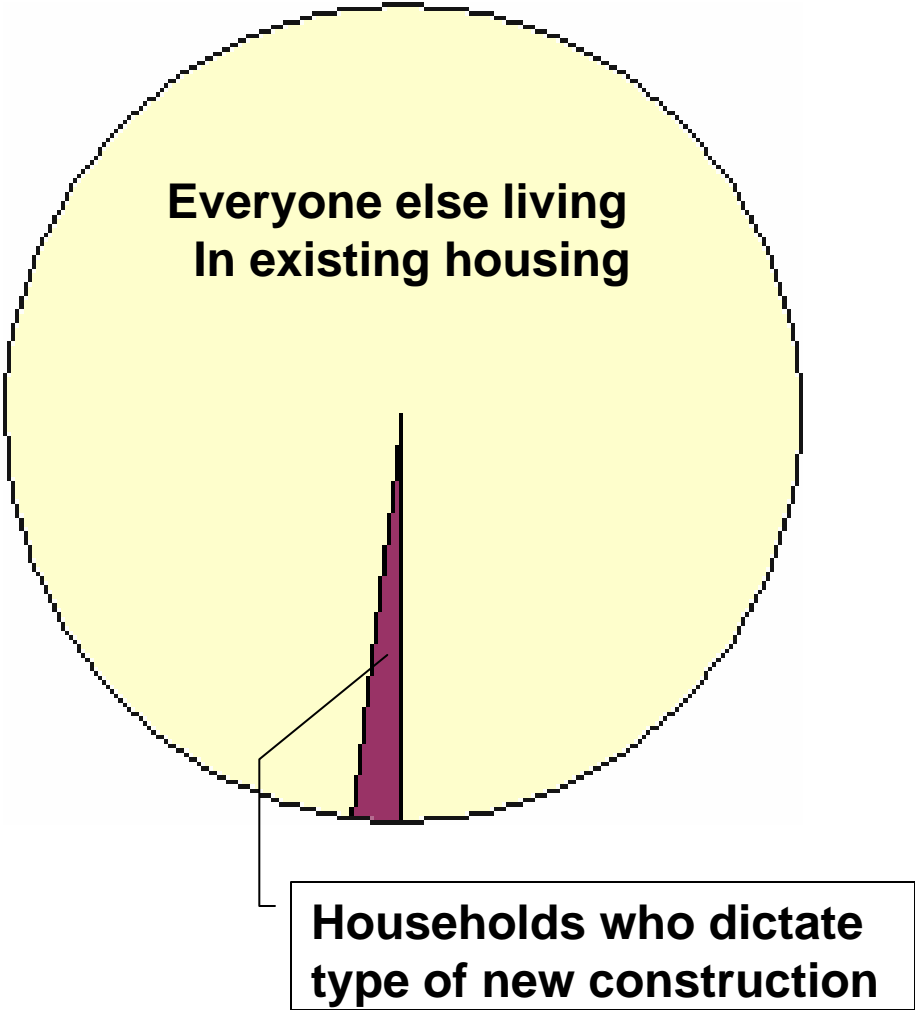
The Continued Dominance of

Sprawl

?

maybe

Minority Dictatorship of New Construction



Our Continuing Housing Challenges

- Reviving multifamily housing
- Expanding homeownership for
 - young adults
 - minority households
- Building more livable communities by clustering housing in greater density
- Planning housing **today** that we know will be needed tomorrow

For more information

**Please visit the
California Housing Futures
web site at USC:**

www.usc.edu/schools/sppd/futures/