

Housing & Demographics In the Los Angeles Area

Presentation by Wendell Cox
Urban Land Institute: Los Angeles
19 May 2015

Demographia World Urban Areas

11th Annual Edition: 2015:01



The Evolving Urban Form

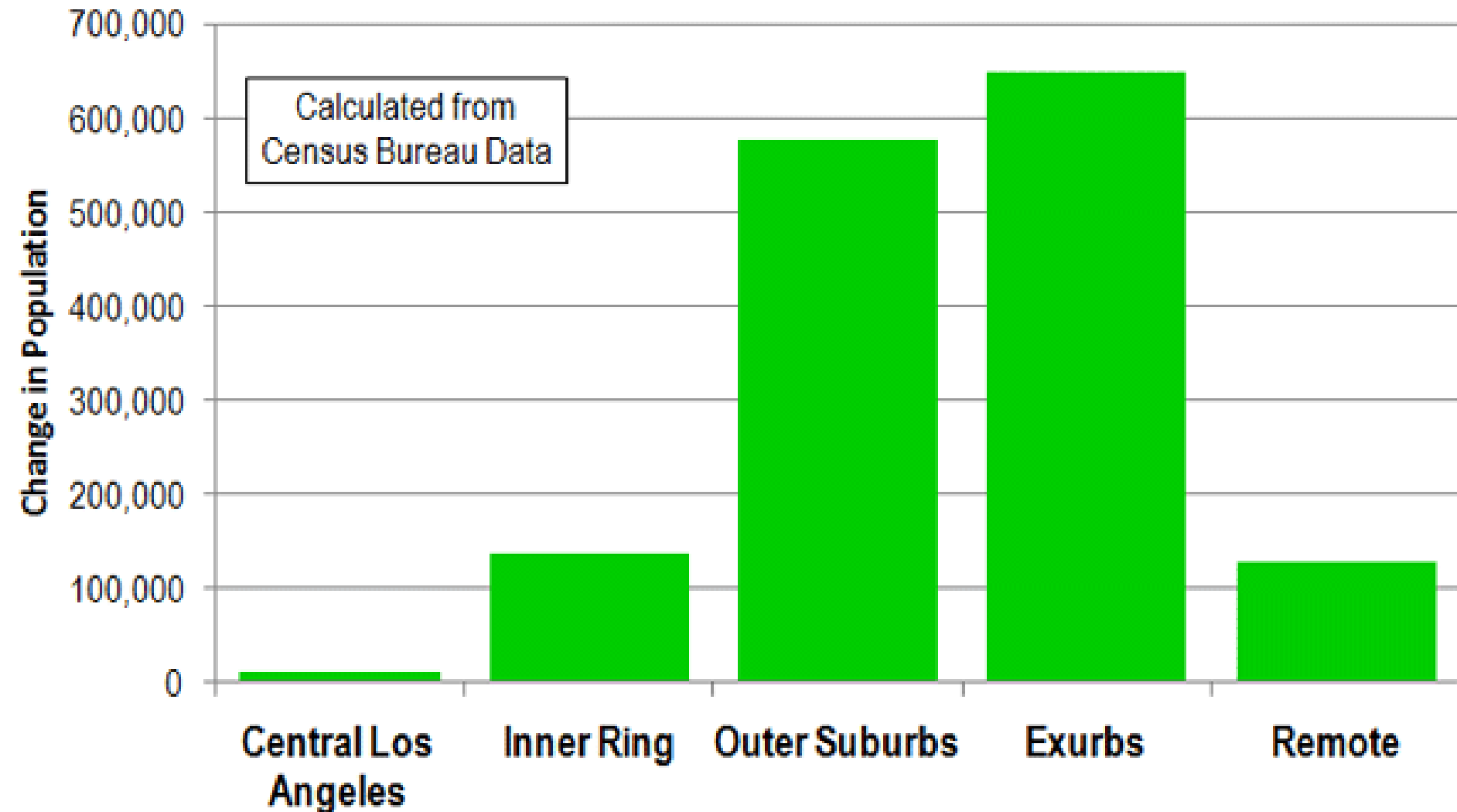
Development Profiles of
World Urban Areas



Organic Growth in Los Angeles

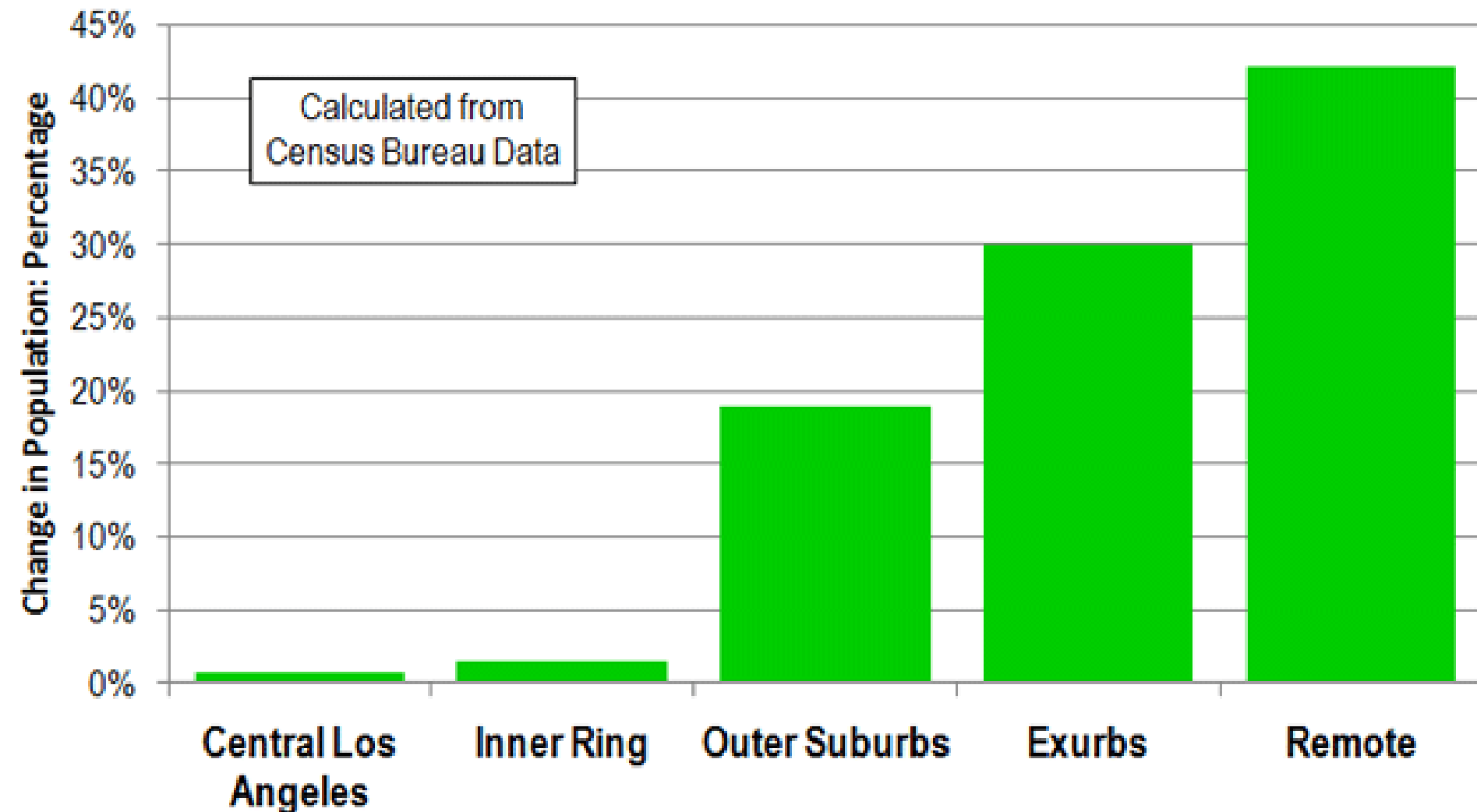
Los Angeles CSA Population Growth

2000-2010 BY SECTOR



Los Angeles CSA Population Growth

2000-2010 BY SECTOR



11th Annual
Demographia International
Housing Affordability
Survey: 2015

Ratings for Metropolitan Markets

Australia • Canada • China (Hong Kong) • Ireland
Japan • New Zealand • Singapore
United Kingdom • United States

With comparisons to External Indexes for
China and Korea

Introduction by
Dr. Shlomo Angel
Urban Expansion Project
Stern School of Business, New York University

Data for 3rd Quarter 2014

MIDDLE INCOME
HOUSING
AFFORDABILITY

G-20 Priorities:

Better
Standard of Living
Alleviating Poverty



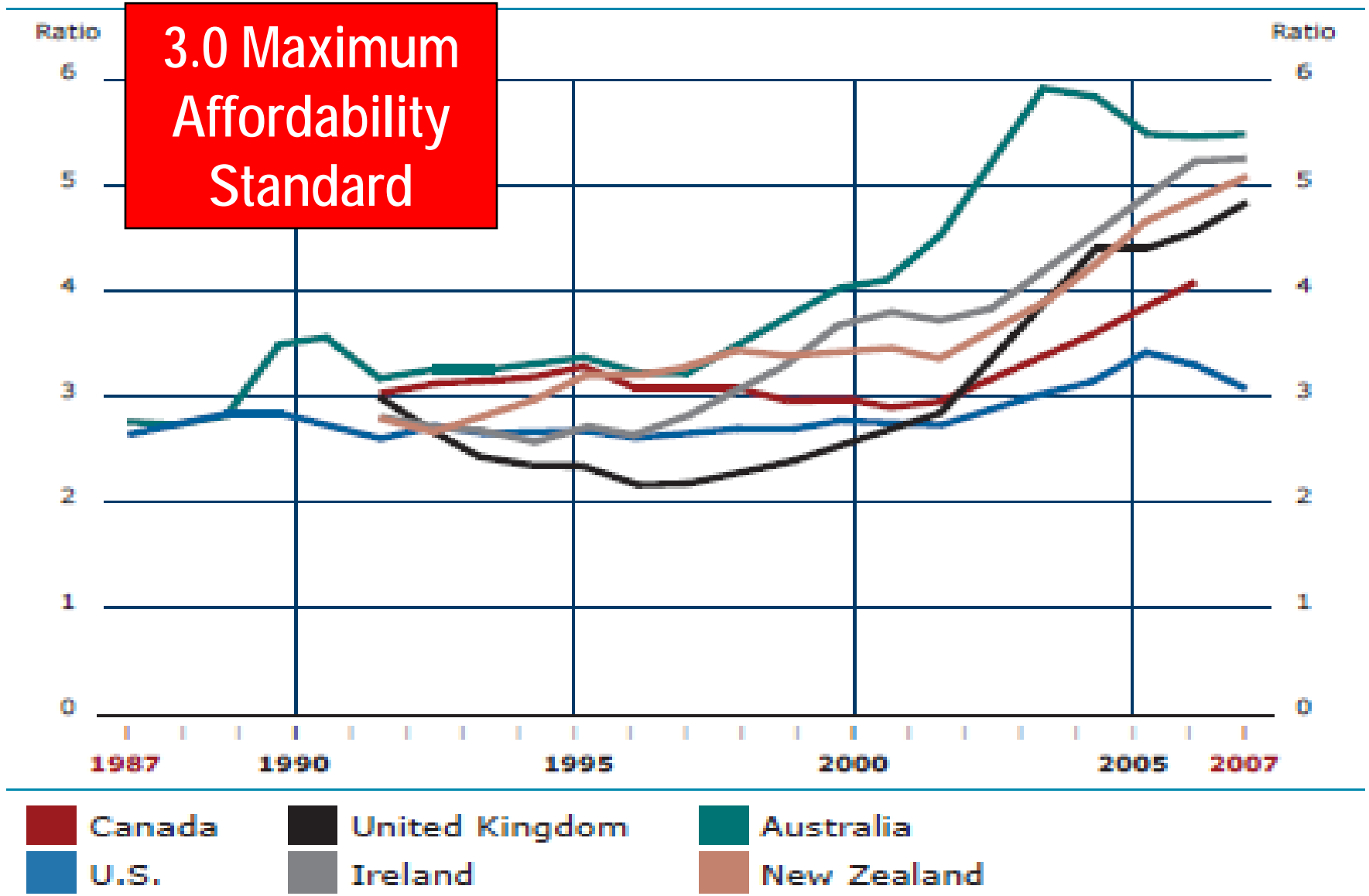
Democratization of Prosperity

ASSOCIATED WITH HOME OWNERSHIP

From Levittown NY to
Lakewood

House Price to Income Ratio

INTERNATIONAL:1980s-2000s



Land Rationing is the Issue

DESTROYS HOUSING AFFORDABILITY



... the affordability of housing is overwhelmingly a function of just one thing, the extent to which governments place artificial restrictions on the supply of residential land.

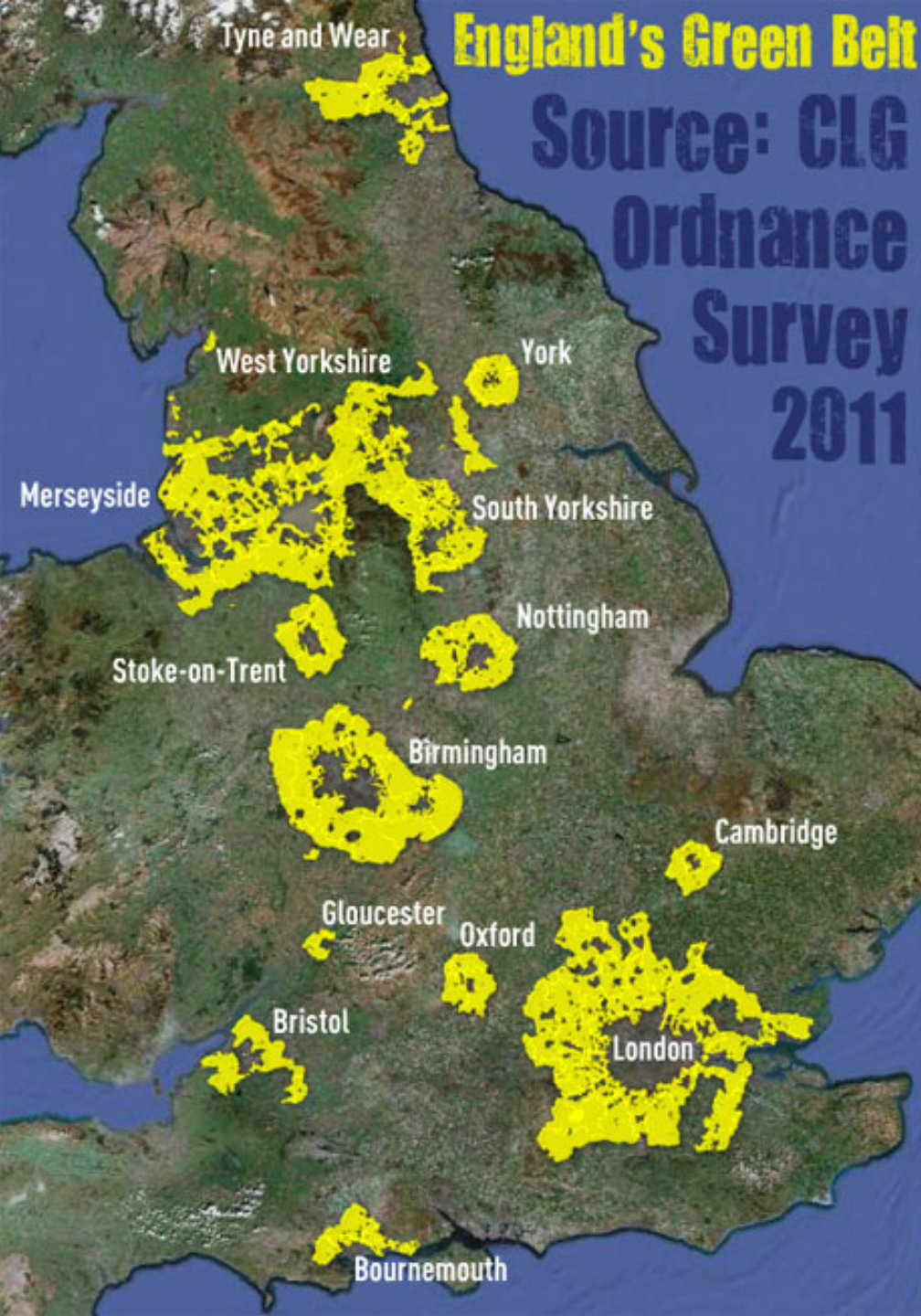
Donald Brash, Governor,
Reserve Bank of New Zealand
1988-2002

Introduction to

4th Annual Demographia International Housing Affordability Survey



Demographia International Housing Affordability Survey



Town & Country
Planning Act: 1947

THE CONTAINMENT OF URBAN ENGLAND

Volume Two

The Planning System:
Objectives, Operations,
Impacts

Peter Hall

Ray Thomas, Harry Gracey, Roy Oswell

REAP Books

GEORGE ALLEN & UNWIN
PUBLICATIONS

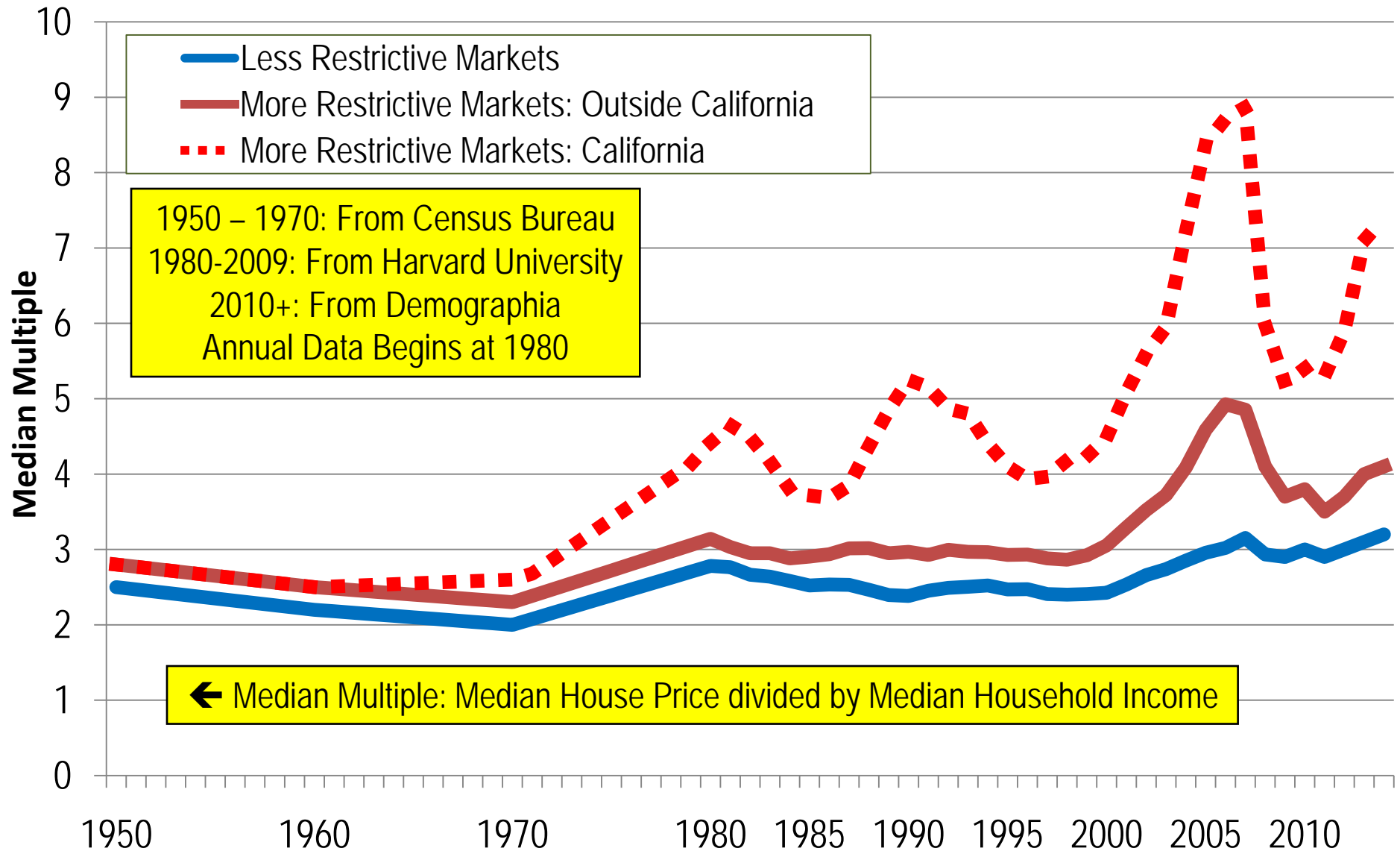
Least Affordable Markets: 2014

MAJOR METROPOLITAN AREAS (OUT OF 86)



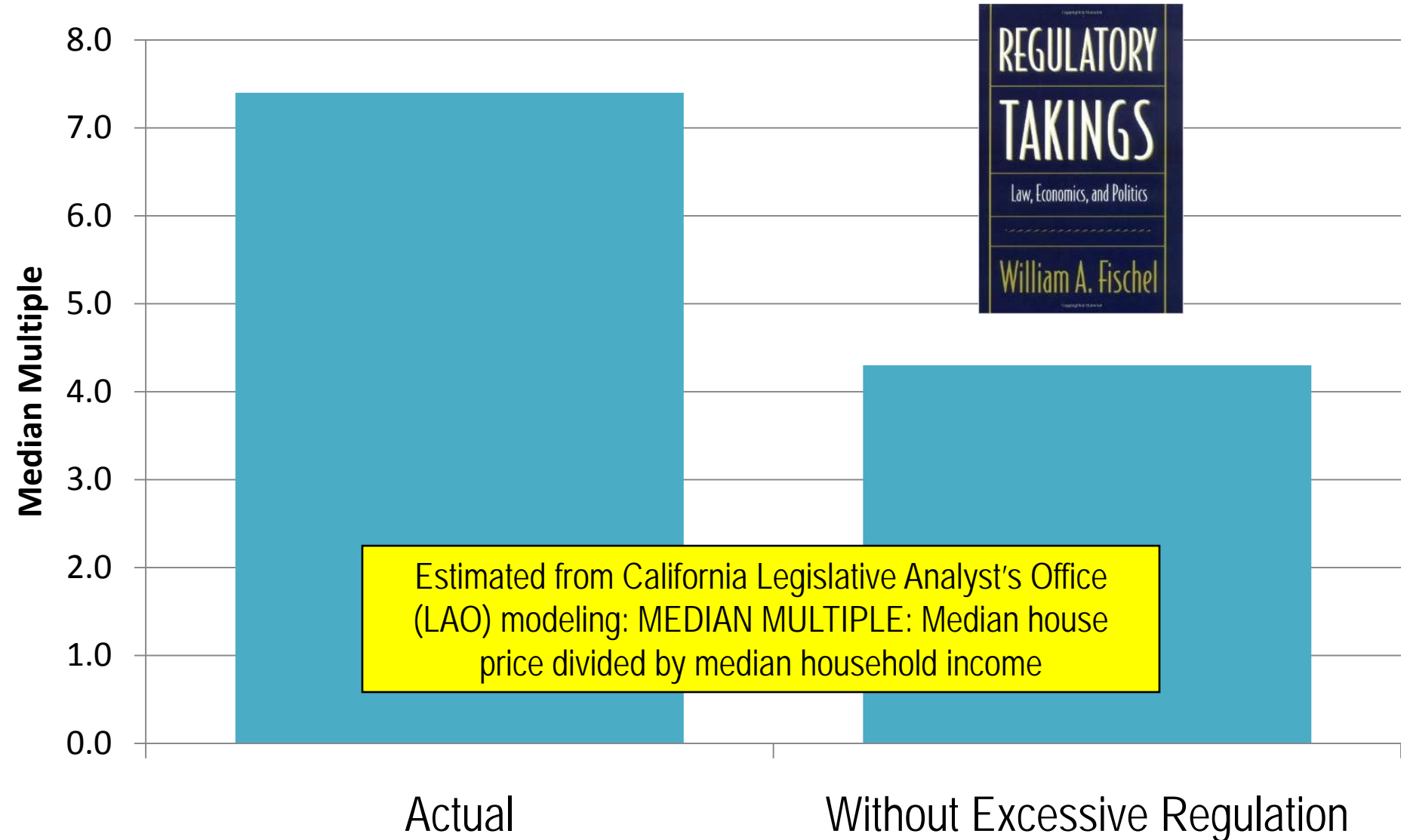
Middle-Income Housing Affordability

MAJOR US METROPOLITAN AREAS: 1950 – 2014



Middle-Income Housing Affordability

CALIFORNIA LEGISLATIVE ANALYST: MEDIAN MULTIPLE





HOUSING CALIFORNIA'S LATINO
POPULATION IN THE 21ST CENTURY:
THE CHALLENGE AHEAD



The Tomás Rivera
POLICY INSTITUTE

*CALIFORNIA:
NEED TO
LIBERALIZE
REGULATIONS*

*Far from helping,
they are making it
particularly difficult
for Latino and
African American
households to
own a home*

Paul Cheshire

ECONOMIST



*Urban containment :
Irreconcilable with
Housing affordability*

CAPITAL

in the Twenty-First Century

THOMAS
PIKETTY

TRANSLATED BY ARTHUR GOLDHAMMER

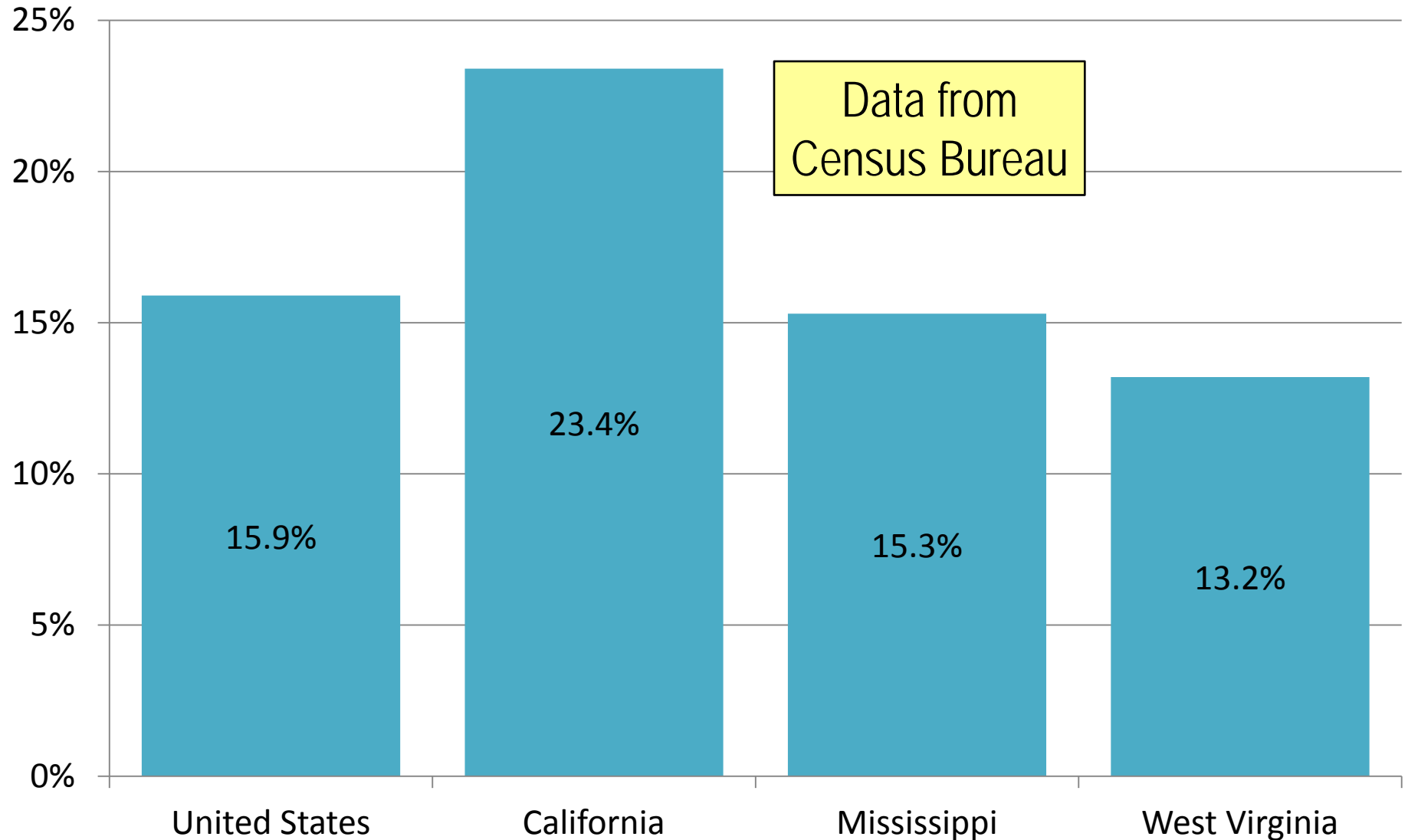
PROSPECTS FOR CALIFORNIA

*Middle-Income
housing affordability
likely to deteriorate*

*Without reforms
Senate Bill 375
Requirements likely to
worsen housing
affordability.*

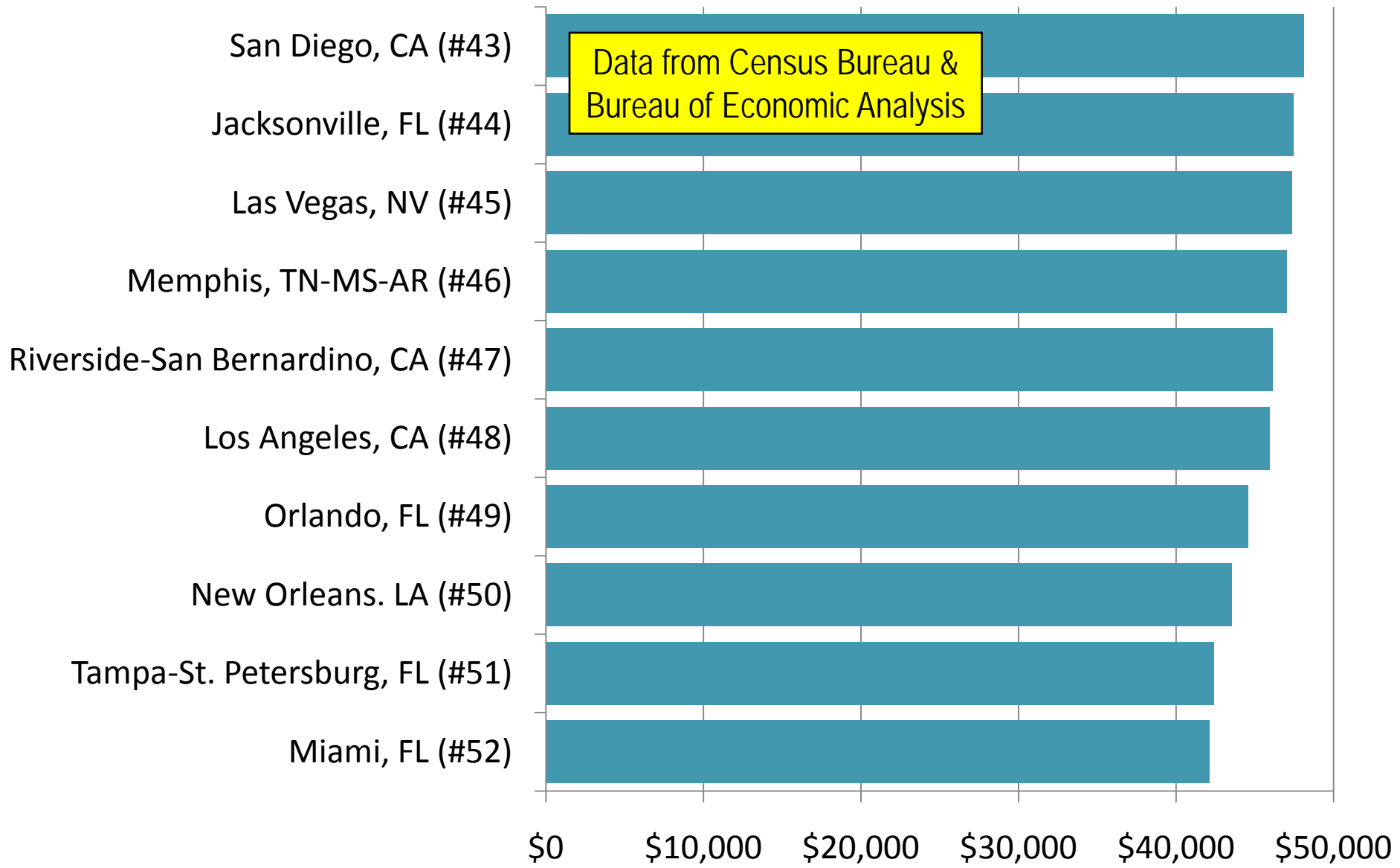
Housing Adjusted Poverty Rates: 2013

US, CALIFORNIA, MISSISSIPPI & WEST VIRGINIA



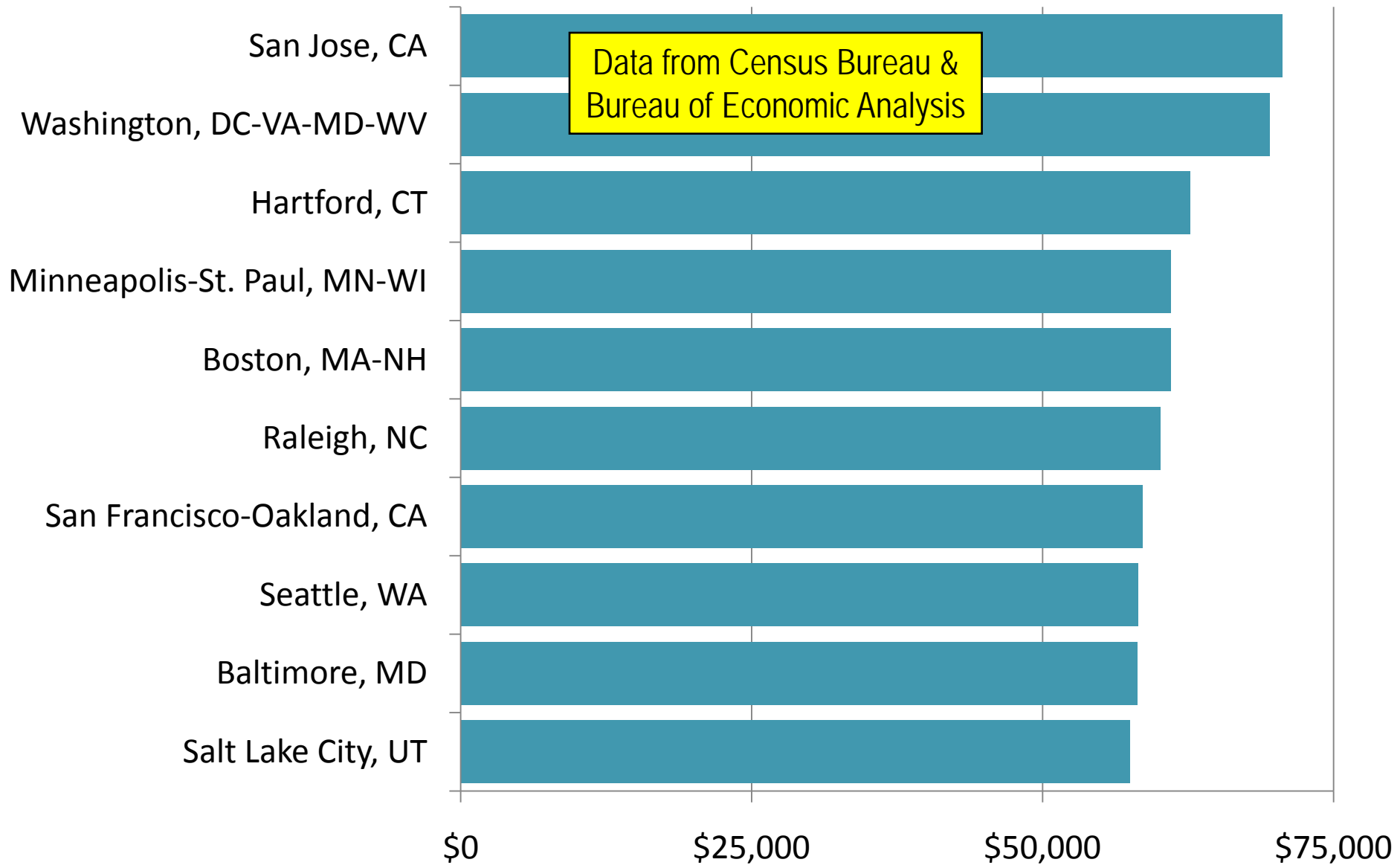
Median Household Income: Cost of Living Adj.

BOTTOM TEN MAJOR METROPOLITAN AREAS (OF 52): 2012



Median Household Income: Cost of Living Adj.

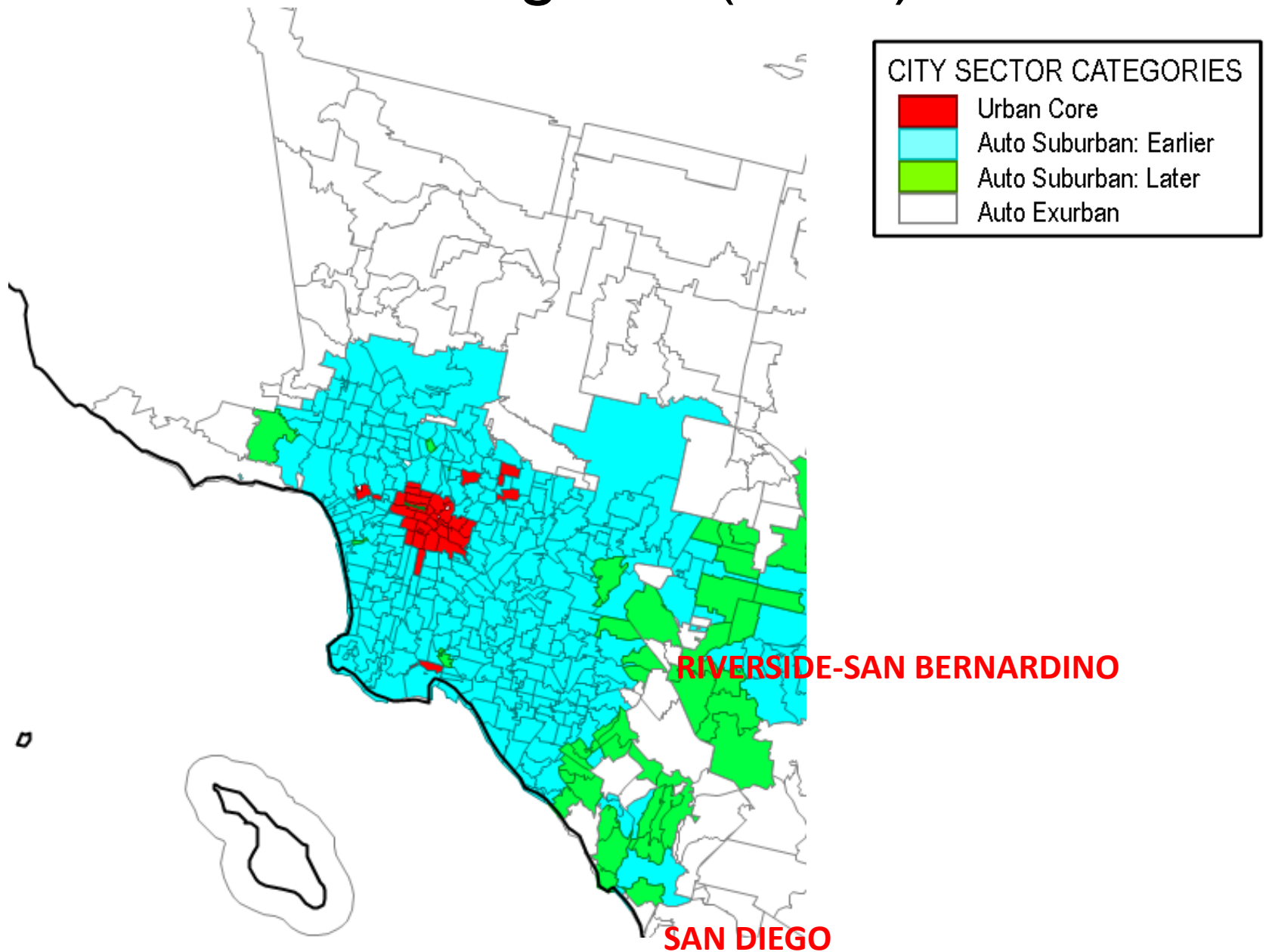
TOP TEN MAJOR METROPOLITAN AREAS (OF 52): 2012



City Sector Model Criteria (2015)

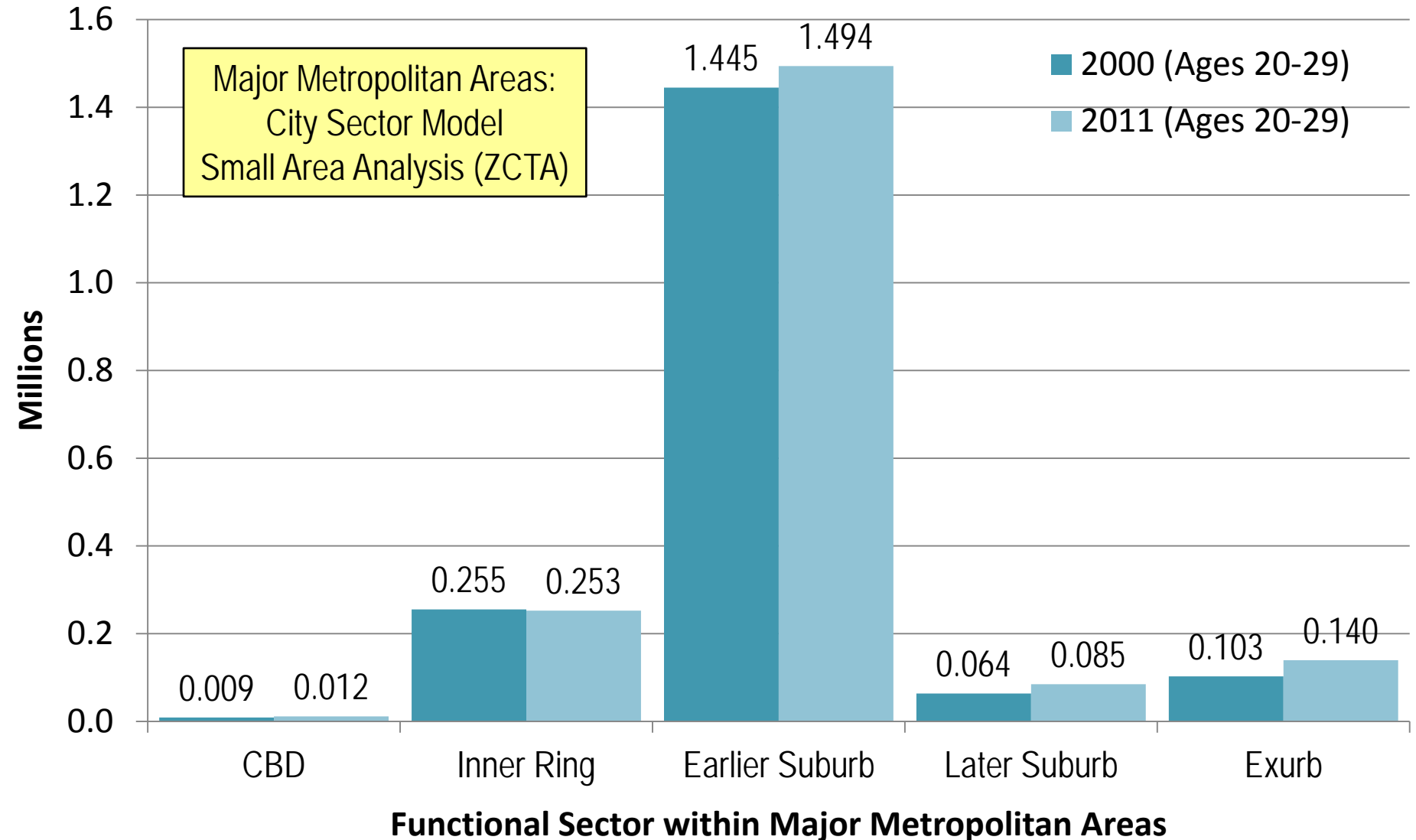
CITY SECTOR & <i>Relationship to City</i>	Criteria 1	Criteria 2
Pre-WW2 Urban Core : Downtown (URBAN CORE-CBD) <i>(in physical and functional city)</i>	Employment density >19,999 per square mile	
Pre-WW2 Urban Core: Outside Downtown (URBAN CORE-INNER RING) <i>(in physical and functional city)</i>	In principal urban area (AND) Population density >7,499 density per square mile (AND) Transit, Walk & Bike Share >19.9%	(OR) In pr. urban area (& Median year house built before 1946
Post-WW2 Suburban : Earlier (EARLIER SUBURB) <i>(in physical and functional city)</i>	Not URBAN CORE (AND) Not EXURB	(AND) Median year house built before 1980
Post-WW2 Suburban : Later (LATER SUBURB) <i>(in physical and functional city)</i>	Not URBAN CORE (AND) Not EXURB	(AND) Median year house built after 1979
Exurban (EXURB) <i>(In functional city, not physical city)</i>	Outside 2010 principal urban area (largest urban area in the metropolitan area).	(OR) Under 250 density per square mile

Los Angeles (MSA)



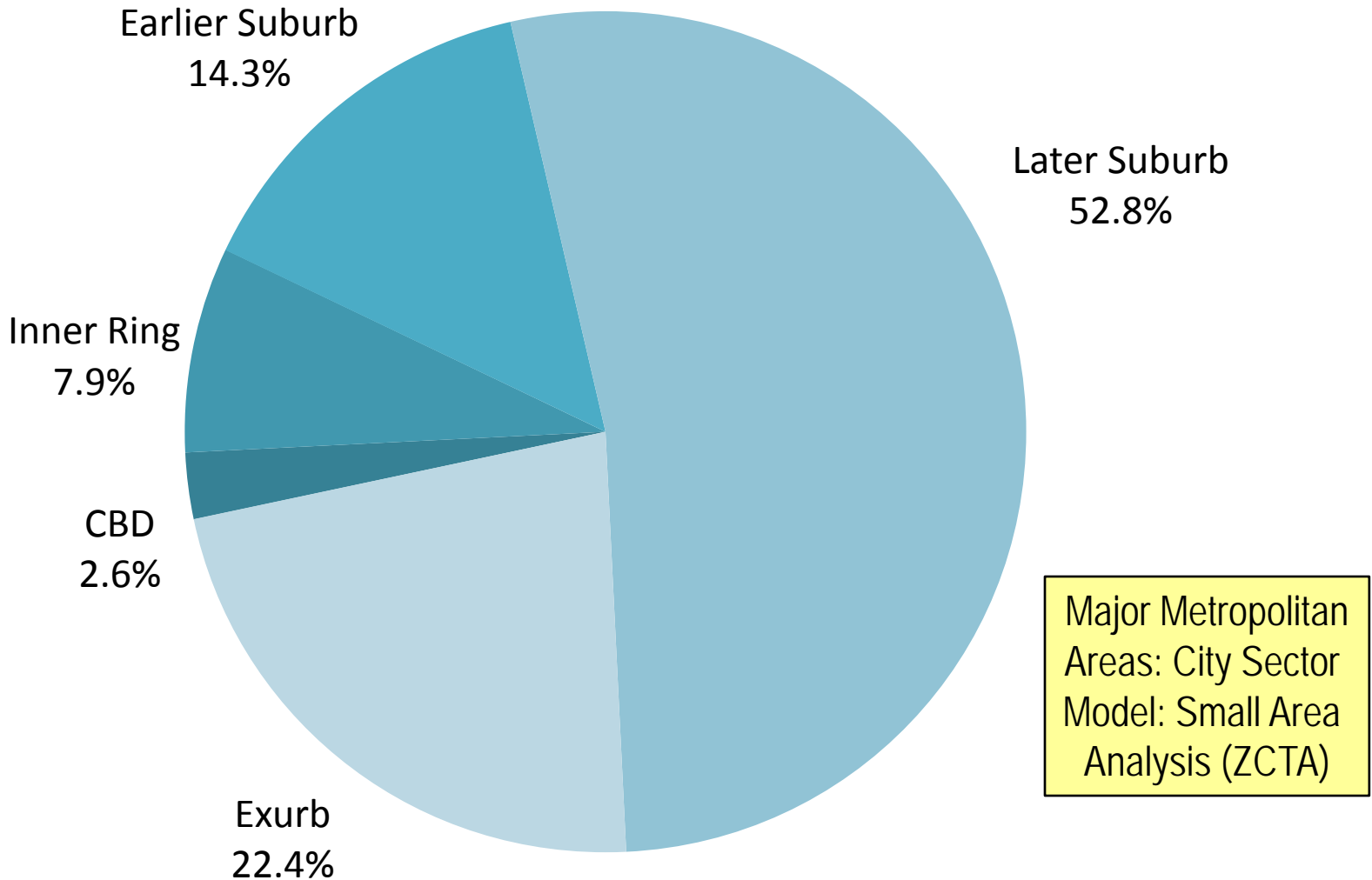
Age 20-29 Population Distribution

2000-2011: BY FUNCTIONAL SECTOR: LOS ANGELES MSA



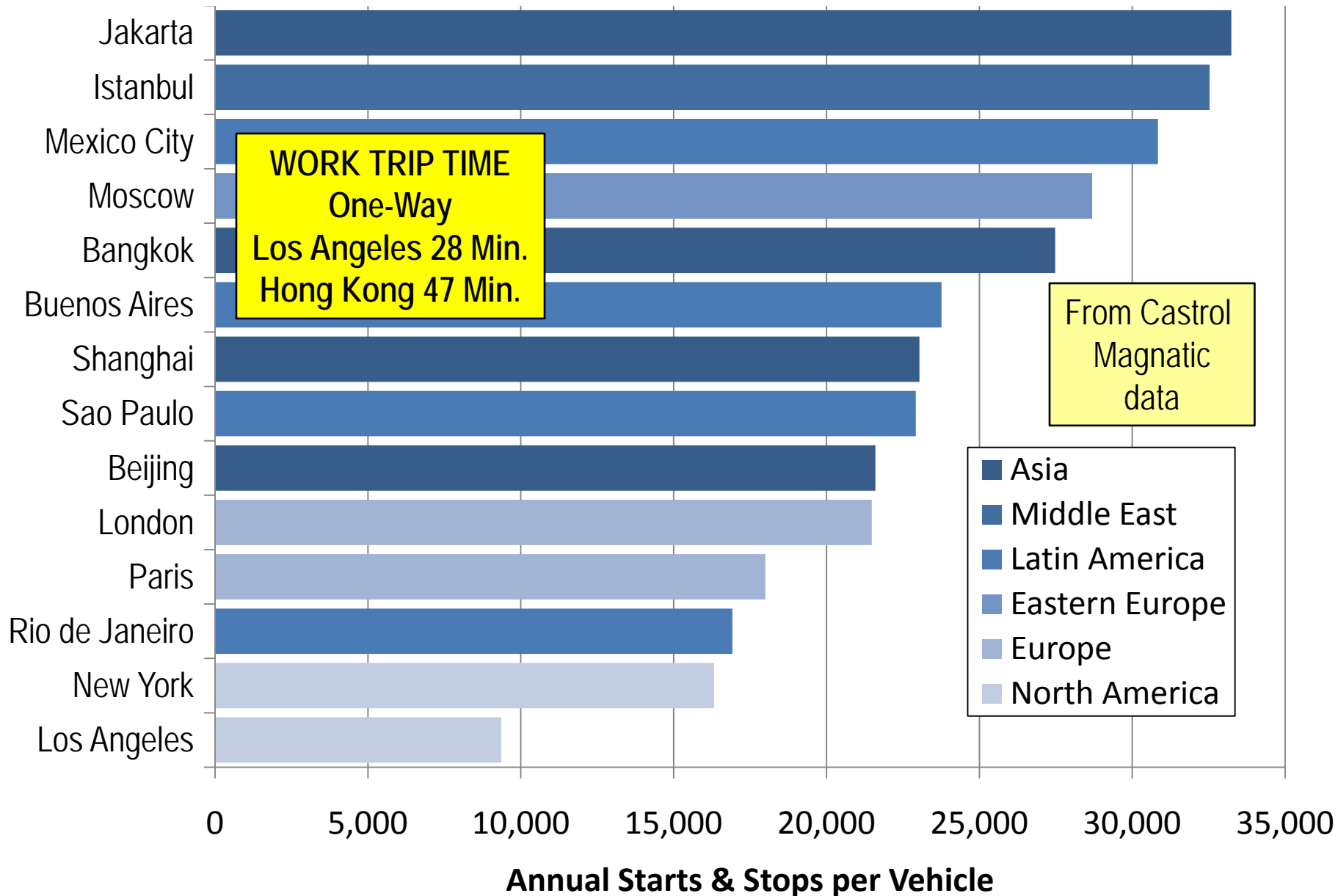
Age 20-29 Share of Growth

UNITED STATES BY FUNCTIONAL SECTOR: 2000-2011



Traffic Congestion by Megacity

2014 CASTROL MAGNATIC START-STOP INDEX



Work Trip Market Share: Transport Mode

LOS ANGELES COUNTY: 1980-2013

