

# Los Angeles Home Ownership



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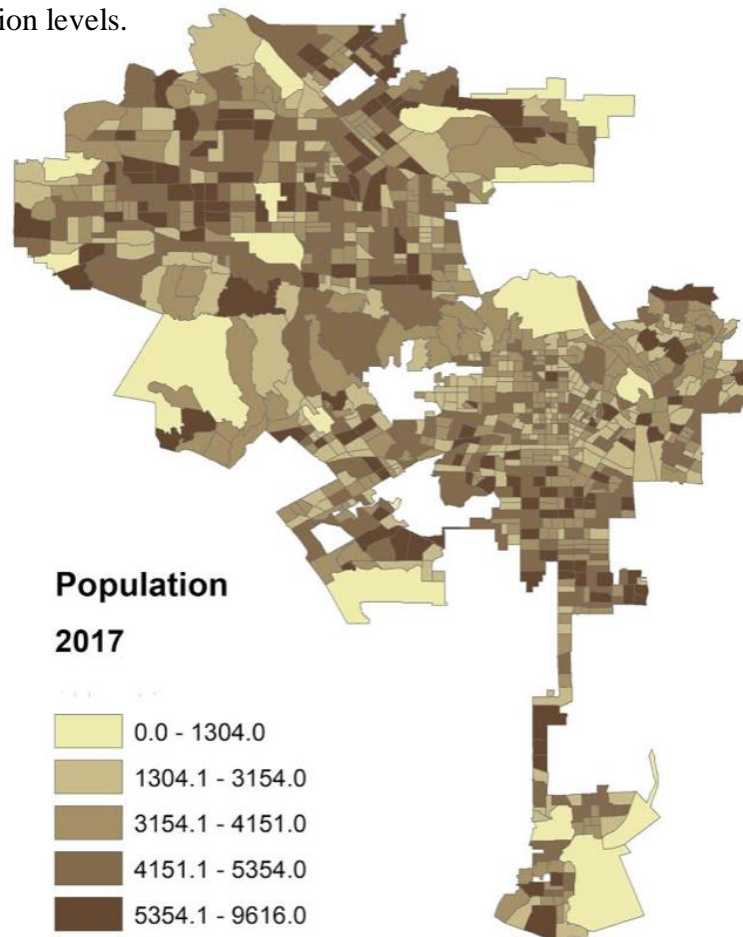
## Overview

According to the 2017 census data, The City of Los Angeles has a population of approximately 4 million people. Look at the map below on Los Angeles' populated areas. Each segment of the city shows the amount of people populated in each area. With so many people, there is bound to be a problem with the housing market. We will look at the Los Angeles housing market and see if home ownership has increased or decreased throughout the last decade. We will see if there are any causes to residents renting or moving to an affordable area.

According to Los Angeles Daily News, The City of Los Angeles and Southern California is ranked second place with the least affordable housing market. I was interested in this problem after reading articles online about the Los Angeles Housing Market.

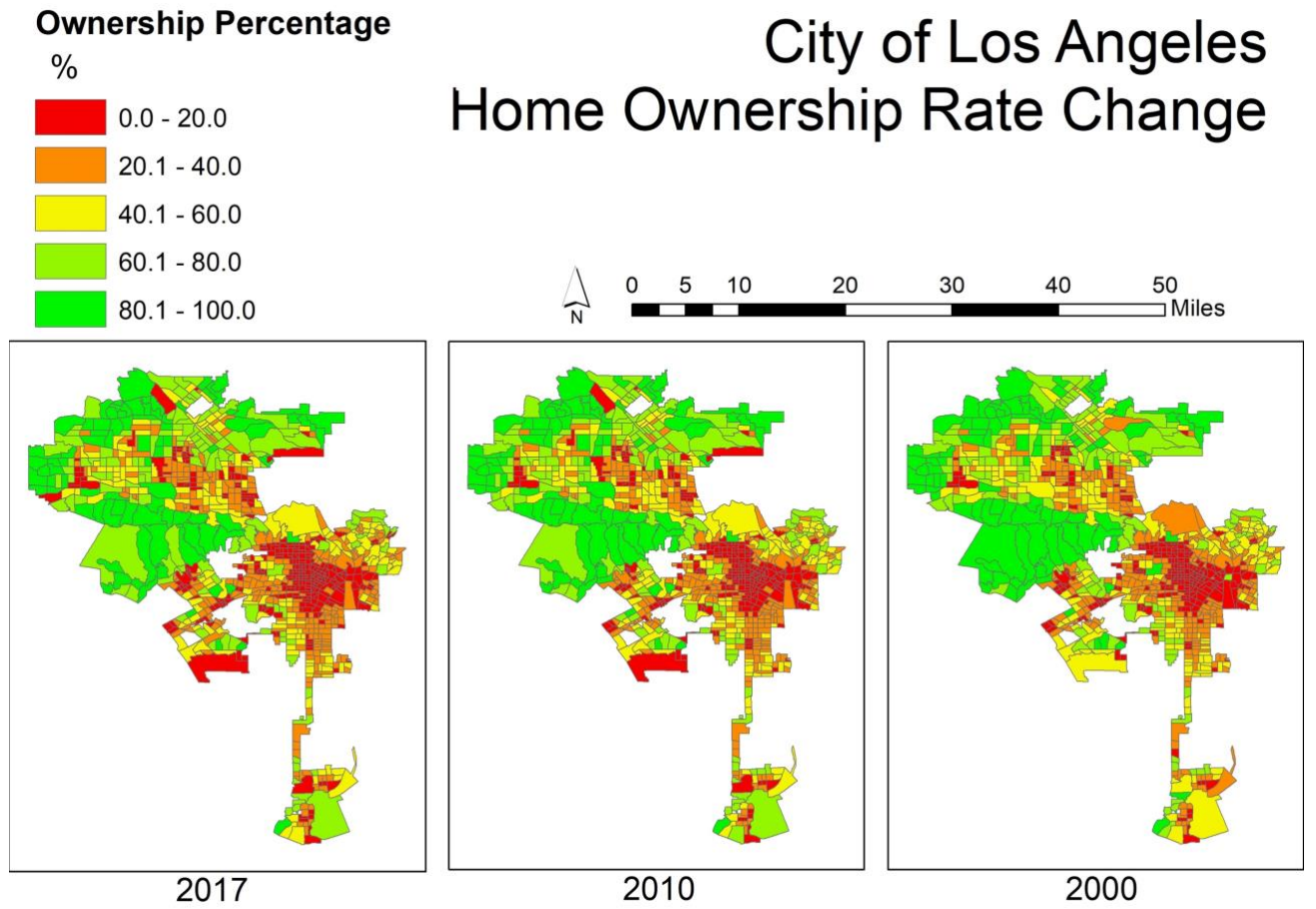
With this problem, the study will show how the housing market in Los Angeles may be increasing or decreasing in ownership. Has the housing ownership percentage really gone down throughout the years in the city of Los Angeles?

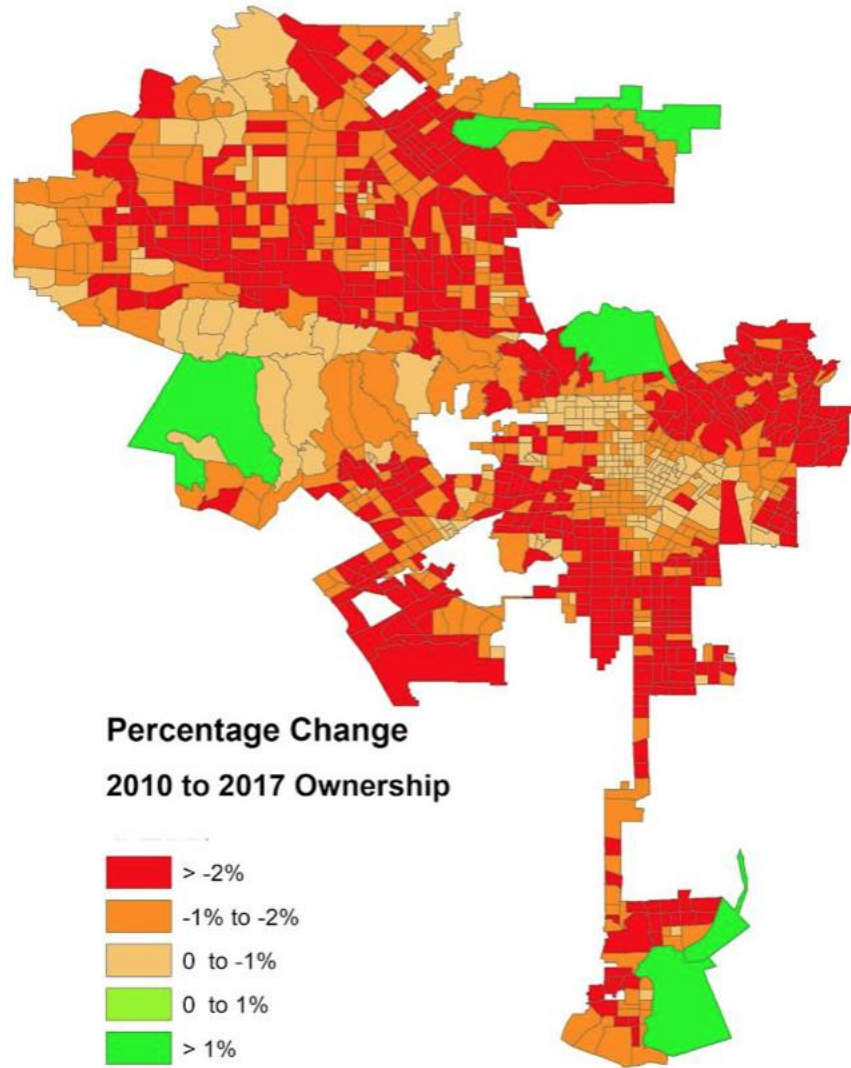
With the GIS program, it can show the population of Los Angeles and where in the city has house ownership been going up or down. This study will look at the rate of ownership and the effects of demographics in the city. Besides the housing market, this study will look at where people are living in accordance with their ethnicity, age, income levels, and education levels.





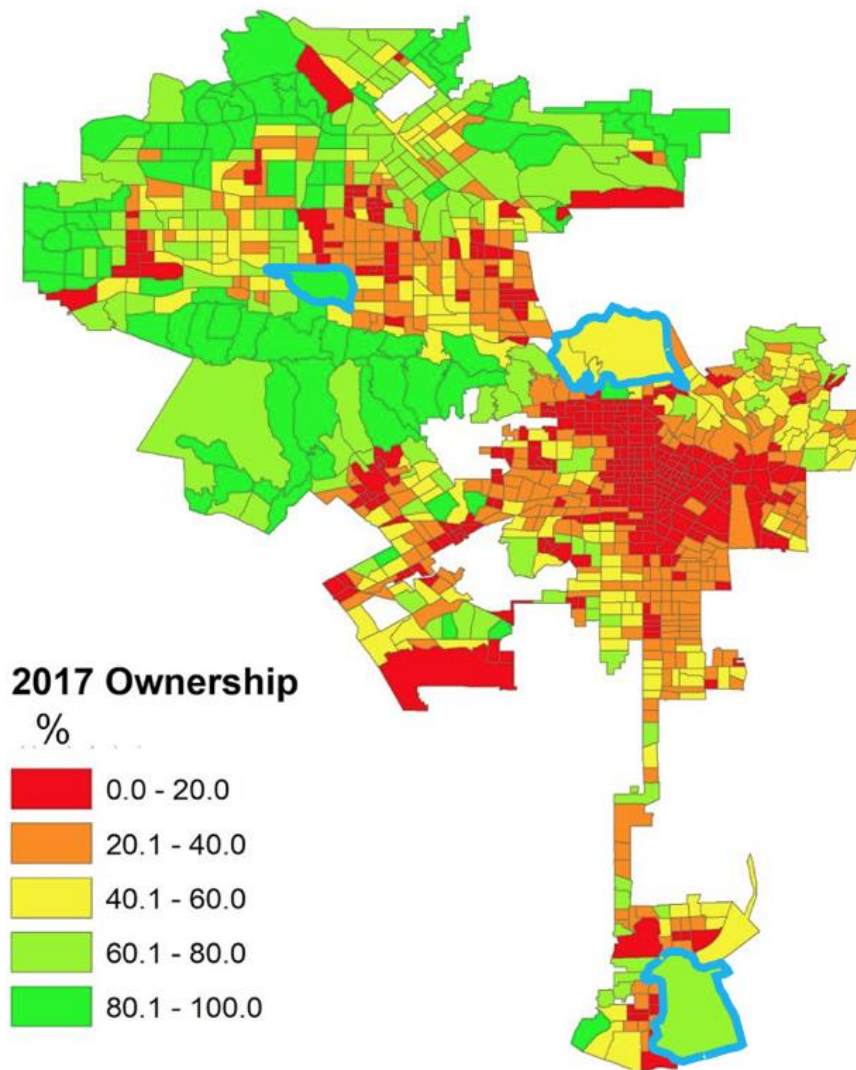
## Background





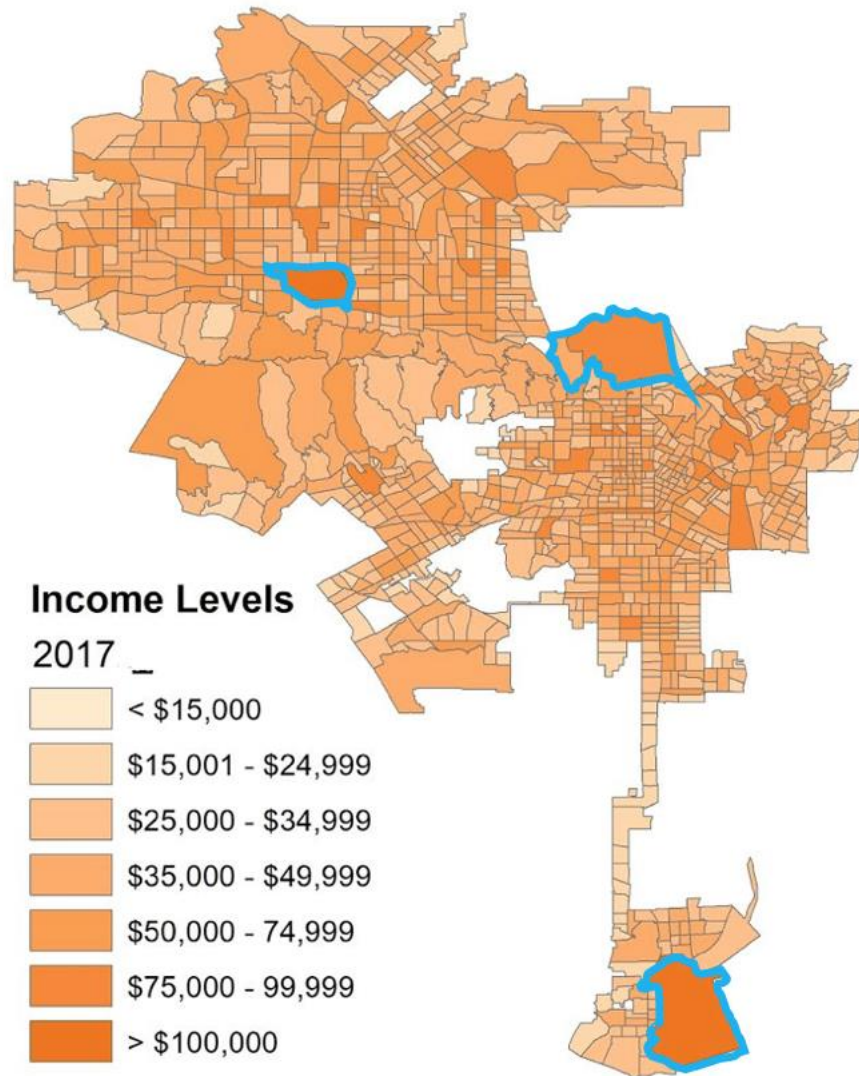
This change maps shows the difference in home ownerships between the years 2010 to 2017. The decrease in ownership is indicated by the color changing towards red and an increase in ownership is indicated by the color changing towards green. Due to the slow movement of real estate, the map shows small percentage changes of 1 to 2 percent.

Most of Los Angeles home ownership has declined from 2010 to 2017. There are few areas which was affected with less than -1% and even increasing greater than 1% change in ownership.



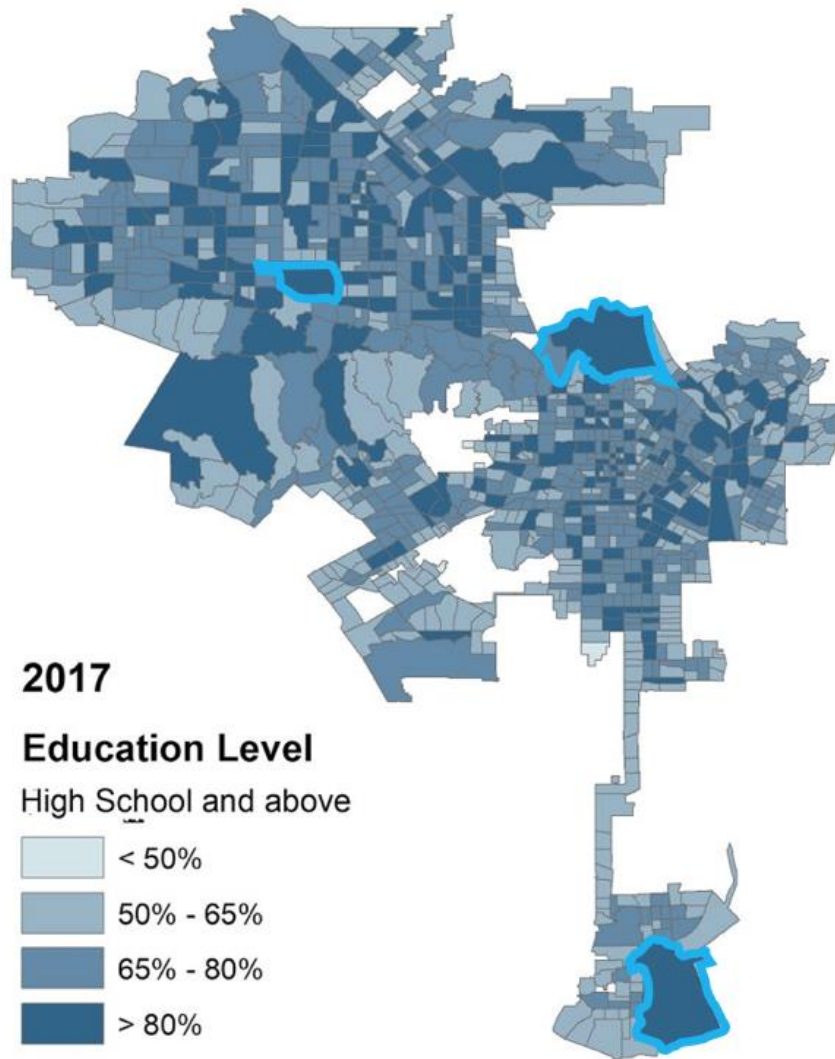
We will consider the 2017 ‘Los Angeles Home Ownership’ data for the biggest changes in Los Angeles. The first map on the home ownership rate change map shows three periods in time on the median percentage of ownership for that part of the city. The second map shows the change in percentage levels from 2010 to 2017.

The parts of Los Angeles we will focus on and are chosen, are marked with blue outline: San Pedro (South), Griffith/Los Feliz (Mid), and Van Nuys/Valley (North). These areas look to be the ones increasing in home ownership.



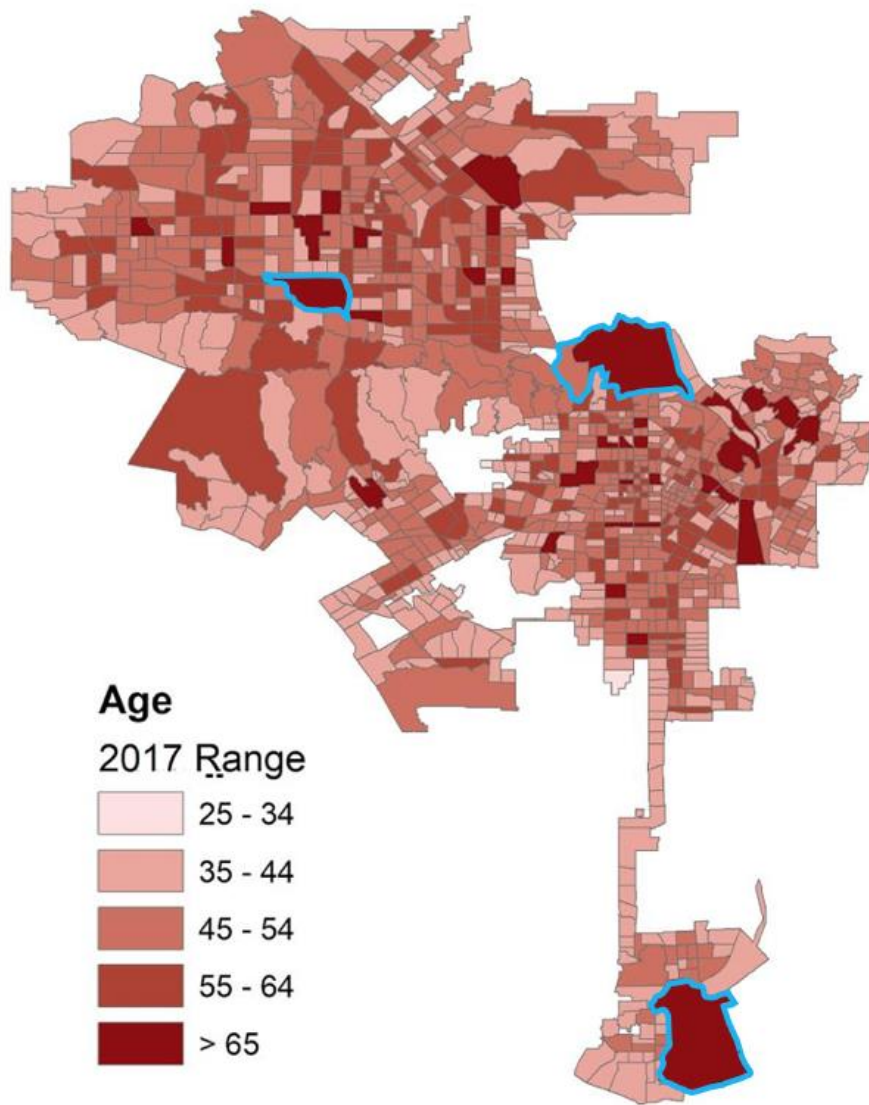
The above map shows the median household income levels for each part of Los Angeles. Through observation of the data, the higher income level group are in the dark orange colored areas. This includes our three focus areas with the southern tip of Los Angeles (San Pedro area), parts of East Los Angeles, Griffith Park/Los Feliz/Hollywood, and parts of the Valley (Van Nuys, Lake Balboa, Sherman Oaks).

The lower income level range are colored with a lighter orange color. These areas include Harbor Gateway along I-110, parts of Downtown, and scattered across the valley. These areas tend to have more rental units due to low income. We will look further into rental occupancy further in this report.



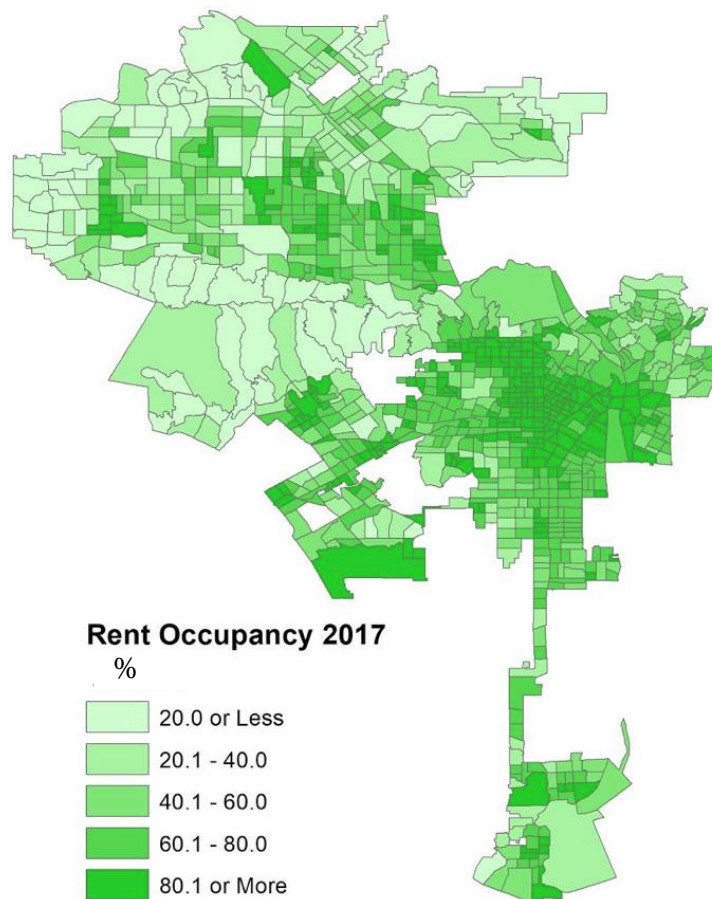
The education levels correlate with home ownership levels. The higher percentage of education in the area correlates with a higher percentage of home ownership for that area. There are parts of the city which contain high level of education (ie Downtown Los Angeles) but these locations are tough to own homes in and they prefer to rent close to work. Overall, Los Angeles is a very educated city and dominate most of the populated areas of the city.





The median age range in parts of Los Angeles are very similar to home ownership percentages. According to the map, the older population data (maybe retirees) is similar to education levels with assumption that they correlate with each other. Most noticeable, the dark red sections are in areas with retirement communities which includes San Pedro (South), East Los Angeles, and scattered throughout the valley. From the data gathered, age plays a role in who owns a home. Looking at the map, the older population are in the same areas that have increased in home ownership, higher income and education levels.





According to this rental occupancy map, most rental units are in the Downtown Los Angeles area where the housing market is priced higher. From this data, it looks like the fewest median rental percentages coincide with our demographic data of age, income, and education levels.

### **Conclusion**

The study and analysis shows the increase in housing ownership with inclusion of demographic impacting the percentage of ownership on some levels. Most notable are the areas we have targeted with increasing percentages. You can see on the change map that the green is an increase to ownership and red is where there is least ownership.

The data collected includes the percentage of ownership and rental occupancy, but it does not provide any data on numbers and the accuracy of this data. For example, the southern part of Los Angeles, in San Pedro most likely has a retirement community along with

limited amounts of units along the marina. This may perhaps skew the increase percentage for the increased percentages in those areas. The results of the data show the area of Los Angeles (San Pedro, Griffith, Valley) that the higher the median household income, older age, and higher education levels had the higher ownership percentage in the city.

This study is limited to the scope of Los Angeles and a more detailed research with comparisons to other cities or cost of living would be beneficial in a larger scale. It is a general overview on Los Angeles home ownership based on the data and information portrayed. There can be marginal errors depending on the data interval breaks on each mapping. Does this report solve our problem? Maybe. You can see some areas are more affected than others. Some areas are increasing percentage of ownership, while others are decreasing. More pertaining to our focus areas, the home ownership has actually increased. We can assume that the older you are means you have more time to save money and can afford to purchase a home/retire.

There can be more data that can be used such as housing price comparison, affordability metrics, and the psychology of humans with the choices they choose to make with housing decisions. Through research, I was able to find that the city of Los Angeles has implemented a few programs to assist low-income and young families to own their first homes. Maybe within the next decade, we will see a bigger rise of home ownership in Los Angeles.

## References

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