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Southern California Latinos Information Sheet

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Authors

Ong, Paul M.
Haselhoff, Kim

Publication Date

2005-04-01

SOUTHERN CALIFORNIA LATINOS

Prepared for "2005 Focus on Commercial Real Estate"
 UCLA Richard Ziman Center for Real Estate

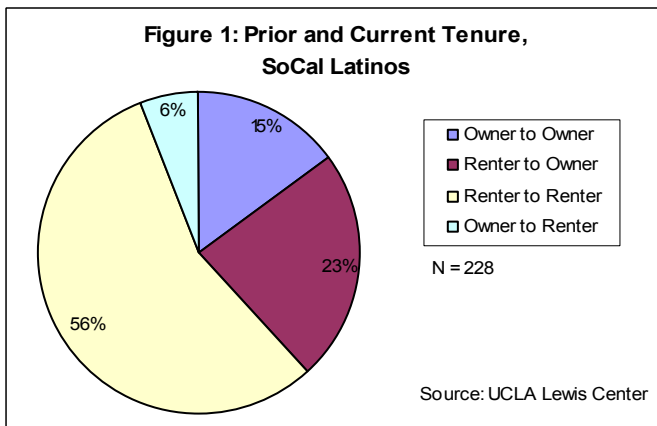
Information assembled by
 UCLA Ralph and Goldy Lewis Center for Regional Policy Studies

In 2003, Latino households made up 31 percent of all households in Southern California and 25 percent of homeowners. Latinos have a lower homeownership rate and lower median home value because of lower income (see Table 1). Nonetheless, the number of Latino homeowners has increased, while the number of Non-Hispanic (NH) white homeowners has remained constant. In other words, Latinos are an important market for new homebuyers.

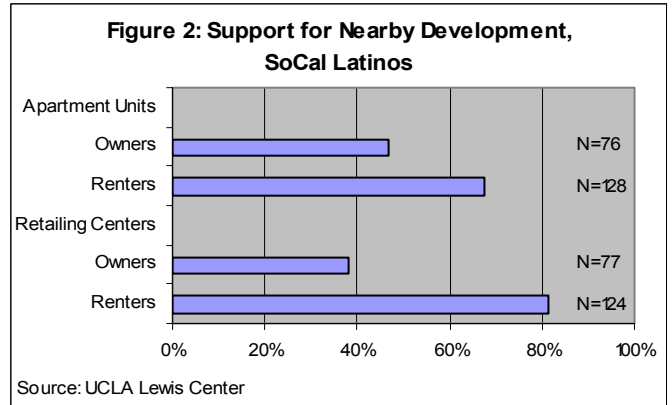
	NH Whites	Latinos
Average HH Size, 2003	2.48	4.06
Median HH Income, 2002	\$58,216	\$38,313
Homeowners, 2003	65.8%	44.6%
Median Home Value, 2000	\$237,700	\$159,300
Median Gross Rent, 2000	\$844	\$654
Increase in # of Owners, 2000-03	-0.5%	18.2%

Sources: 2003 American Community Survey, 2000 Census

Many Latino homeowners are first-time buyers. Figure 1 shows the distribution of Latino households by their tenure status in their current home and in their previous home. (The information for this and subsequent graphs comes from the 2005 Southern California Public Opinion Survey conducted by the Lewis Center). Nearly a quarter moved up from being a renter to being a homeowner. About half of all Latino homeowners purchased within the last five years.



One finding relevant to the conference theme is Latino attitudes towards mixed-used development. A sizeable proportion of Latino households are supportive of a proposed development of a nearby (within 2 blocks of their residence) multi-unit apartment complex or a large retailing center. Figure 2 shows the responses for those who do not already have such a nearby development.



Recent (within the last five years) Latino homebuyers give a diverse set of personal and economic reasons for moving into their current neighborhood (see Table 2 for sample responses). For first-time buyers, selecting a neighborhood with affordable homes is important. Repeat buyers are more likely to look for better or larger homes, and better neighborhoods. Housing cost, however, remains a problem. Two-fifth of owners actively looked for a home in other neighborhoods but could not afford the prices.

First Time Buyers	Repeat Buyers
Houses were cheaper	More acres and cheaper
A lot cheaper	Took advantage of real estate market
I got married	Closer to work
Afford, and location	Bigger house
Bought this home	Price
[To] Become owners	I wanted to get away from the city
It was affordable	Upgrade
Moderate upscale housing	[Get away from heavy traffic]
Liked area	More room
House had a good price	Better school district
Affordable	Backyards were bigger
I wanted to buy a house	Better area of LA
Chance to buy a house	Better neighborhood
Better area	It was a better home
Opportunity for buying a house	Live in a better community
To move to a better area	Job offered money
Affordable	Closer to work

ABOUT THE AUTHORS

Paul Ong is Director of the Ralph and Goldy Lewis Center for Regional Policy Studies. Kim Haselhoff is a post-doctoral fellow at the Lewis Center for Regional Policy Studies.

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ACKNOWLEDGEMENTS

The authors would like to thank Norman Wong, Margaret Johnson, Lucy Tran, and Diana Tran for formatting and editing the Information Sheet, and the Ziman Center for their input and suggestions.