San Buenaventura, California

Indicators Report

by
The National Economic Education Delegation (NEED)

April 20, 2024

Exploring the economics, demographics, and well-being of San Buenaventura and its residents through indicators.

This report was produced by the:

Executive Summary

Assessing the City with Indicators

About this Report

This report provides background or summary information for the city of San Buenaventura (the City) in the form of indicators.

Using this Report

Indicators are measures of various aspects of a regional economy. They help to provide an indication of the quality of life in a region and progress toward improving conditions in the local economy. This report focuses on indicators for changing demographics, incomes, housing markets, commute patterns, and employment in San Buenaventura . These indicators are compared to Ventura County (the County) as a whole, a broader region where one is well defined, California, and the United Sates.

This report is vital for understanding trends in the underlying economy. It does not provide forecasts, but Rob Eyler and Jon Haveman at Economic Forensics and Analytics are available to provide them if that is of interest.

Topics Covered:

- **Demographics:** A detailed snopshot of San Buenaventura demographics is presented. This provides evidence on the size, age and sex, income and poverty status, race and ethnicity, housing status, living arrangements, education, health, and transportation choices of the population. Beyond the current population level, data on trends in local population growth, in comparison with other broader regions is presented, in both tabular and graphical form.

- **Employment Report:** Here, we provide a brief snapshot or employment and unemployment in San Buenaventura and how the City's experience differs from broader regions.

- **Income and Earnings:** Vital to understanding the prosperity of a city relative to its surrounding area is information on income and earnings. We provide a ranking of the City's income relative to all cities in California as well as growth relative to local regions. Inequality and poverty status are also important indicators for the level of equity in the community. We provide evidence of trends in both, not only for all residents, but also for children separately.

- **Housing:** This section provides evidence on the cost and availability of housing. Both median home values and rental costs are included, along with detailed information on home ownership, by age and income, in particular. Further, evidence is provided on the housing burden in the City, again, in comparison with other broader regions. We also provide evidence on the rate at which new buildings and units are permitted along with a broader housing picture. Finally, we provide evidence on the age of the housing stock in San Buenaventura, along with information on how long the City's residents have been in place.

- **Transportation:** Increasingly important, in the wake of the pandemic, is an understanding of the transportation patterns and choices of local residents. We provide detailed evidence on the proprotion of residents who work from home and on the various transportation choices of those who head to the office. This information is also provided for those who work in San Buenaventura , but do not necessarily live in San Buenaventura.

- **Migration:** Population changes comes primarily through organic causes: births and deaths. Migration between regions also plays a significant role in population growth. A final section of the report provides evidence on migration into and out of the City.

Jon Haveman, Ph.D. ● National Economic Education Delegation
Jon@NEEDEcon.org ● 415-336-5705

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Jon Haveman, Ph.D. ● National Economic Education Delegation

Jon@NEEDEcon.org ● 415-336-5705

Demographics

Definition:

Data on the demographics of a city indicate the nature of the population, with a focus on age, gender, race and ethnicity, as well as household compositon.

Why is it important?

The characteristics and growth of San Buenaventura's population are fundamental indicators of the city's growth potential.

A Demographic Snapshot

Jon Haveman, Ph.D. ● National Economic Education Delegation
Jon@NEEDEcon.org ● 415-336-5705

Statistic	2022	2019
POPULATION		
Population Estimate (#, 5yr)	110,358.0	109,910.0
Veterans (#, 5yr)	6,269.0	6,809.0
Foreign born persons (%, 5yr)	13.4	14.2
Population age 25+ (#, 5yr)	79,294.0	77,876.0
AGE AND SEX		
Persons under 5 years (%, 5yr)	4.9	6.0
Persons under 18 years (%, 5yr)	20.2	21.3
Persons 65 years and over (%, 5yr)	18.1	16.7
Female persons (%, 5yr)	49.9	50.3
INCOME AND POVERTY		
Median household income ($, 5yr)	96,036.0	78,882.0
Per capita income in past 12 months ($, 5yr)	46,562.0	38,358.0
Persons in poverty (%, 5yr)	9.6	8.9
Children age less than 18 in poverty (#, 5yr)	2,158.0	1,934.0
Children age less than 18 in poverty (%, 5yr)	9.8	8.4
RACE AND ETHNICITY		
White alone (%, 5yr)	73.8	84.5
African American alone (%, 5yr)	1.6	1.8
American Indian or Alaska Native alone (%, 5yr)	1.1	0.9
Asian alone (%, 5yr)	4.5	3.8
Native Hawaiian and Other Pacific Islander alone (%, 5yr)	0.1	0.1
Two or More Races (%, 5yr)	13.4	5.0
Hispanic or Latino (%, 5yr)	35.6	36.0
White alone, not Hispanic or Latino (%, 5yr)	53.4	55.7
HOUSING		
Housing units (#, 5yr)	44,787.0	43,931.0
Owner-occupied housing units (%, 5yr)	56.5	54.1
Median value of owner-occupied housing units ($, 5yr)	714,000.0	570,100.0
Median selected monthly owner costs-with a mortgage ($, 5yr)	2,773.0	2,401.0
Median selected monthly owner costs-without a mortgage ($, 5yr)	712.0	529.0
Median gross rent ($, 5yr)	1,942.0	1,632.0
FAMILIES AND LIVING ARRANGEMENTS		
Households (#, 5yr)	41,954.0	41,246.0
Persons per household (#, 5yr)	2.6	2.6
Living in same house 1 year ago, % of persons age 1+ (5yr)	88.1	85.6
EDUCATION		
High school graduate or higher, % of persons age 25+ (5yr)	91.1	89.9
Bachelor's degree or higher, % of persons age 25+ (5yr)	40.1	35.7
HEALTH		
With a disability, under age 65 years (#, 5yr)	8,071.0	7,171.0
Persons without health insurance, under age 65 years (%, 5yr)	5.4	6.5
LABOR FORCE		
In civilian labor force, persons age 16+ (%, 5yr)	63.9	63.8
In civilian labor force, women age 16+ (%, 5yr)	58.7	59.3
Employed, persons age 16+ (%, 5yr)	58.0	58.3
Self employed (%, 5yr)	11.7	12.1
TRANSPORTATION		
Mean travel time to work, workers age 16+ (Mins., 5yr)	22.0	24.8
Drive alone in private vehicle (%, 5yr)	75.3	79.4
Using public transportation (%, 5yr)	3.0	3.0
Worked from home (%, 5yr)	13.4	6.1

Source: American Community Survey, Summary Files
Note: Data are from the 1-year files unless indicated by the notation 5yr.

Current Population

The data in these two tables and the following two graphs are from the CA Department of Finance (DOF). The DOF produces population estimates for geographies around California twice a year: January and July. As estimates for cities are only available in January, these two tables are based on the January data. The remaining figures are from the American Community Survey (ACS), provided annually by the U.S. Bureau of the Census.

Table 1. Population Change by Region
(Thousands, January to January)

Region	2023 Population	% Change		
		1 Year	3 Year	5 Year
City				
San Buenaventura	107,341	−0.15	1.38	−2.53
County and Broader Regions				
Ventura County	825,653	−0.71	−1.85	−3.70
Southern California	21,794,548	−0.41	−2.24	−2.84
California	38,940,231	−0.35	−1.79	−2.01

Source: CA DOF; Calculations by National Economic Education Delegation

Table 2. County Population Change by City
(Thousands, January to January)

City	2022	2023	% Change		
			Local	Southern California	California
Ventura County	831.5	825.7	−0.71	−0.41	−0.35
Oxnard	199.8	197.5	−1.18		
Simi Valley	124.3	124.2	−0.13		
Thousand Oaks	124.4	123.0	−1.18		
San Buenaventura	107.5	107.3	−0.15		
Camarillo	69.9	69.3	−0.88		
Moorpark	35.4	35.2	−0.65		
Santa Paula	31.1	31.4	0.89		
Port Hueneme	21.6	21.4	−0.91		
Fillmore	16.5	16.9	2.70		
Ojai	7.6	7.5	−0.99		

Source: CA DOF; Calculations by National Economic Education Delegation
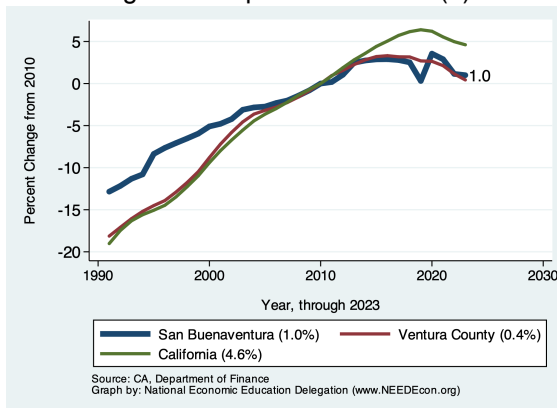

Figure 1: Population Growth (1)
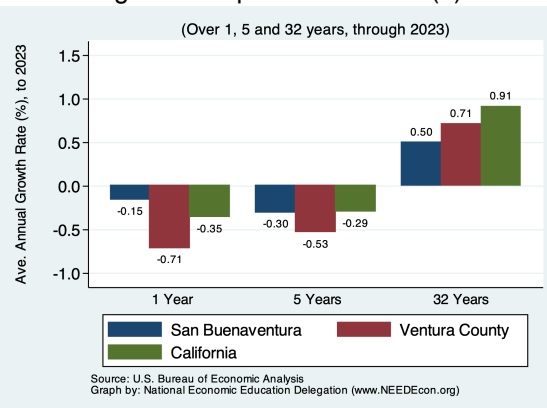

Figure 2: Population Growth (2)

Jon Haveman, Ph.D. ● National Economic Education Delegation
Jon@NEEDEcon.org ● 415-336-5705

Figure 3: Population by Age - Detailed Age Categories

San Buenaventura Male and Female Population by Age, 2022

	Males	Females
85 and over	1.5	3.2
80 to 84	1.5	1.5
75 to 79	3.3	4.0
70 to 74	5.7	6.2
65 to 69	5.0	6.9
60 to 64	7.9	7.0
55 to 59	6.4	6.3
50 to 54	8.3	8.1
45 to 49	7.0	6.4
40 to 44	5.9	6.4
35 to 39	5.6	6.0
30 to 34	6.8	6.4
25 to 29	7.0	5.8
20 to 24	7.7	4.6
15 to 19	5.5	6.7
10 to 14	3.7	5.4
5 to 9	6.0	3.9
Under 5	5.1	5.3

Percent of Population

Source: U.S. Census Bureau, 1-yr American Community Survey
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

San Buenaventura Population by Age
Change over 10 years, to 2022

	Decreases	Increases
85 and over		0.8
80 to 84		0.7
75 to 79		1.4
70 to 74		3.4
65 to 69		1.2
60 to 64		0.8
55 to 59	1.9	
50 to 54		0.9
45 to 49	0.3	
40 to 44	0.2	
35 to 39	1.4	
30 to 34		0.5
25 to 29	0.9	
20 to 24	0.1	
15 to 19	0.3	
10 to 14	1.9	
5 to 9	0.25	
Under 5	0.8	

Change in Share of Population

Source: U.S. Census Bureau, 1-yr American Community Survey
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

Figure 4: Population by Age - Broad Age Categories

San Buenaventura Male and Female Population by Age, 2022

	Males	Females
65 and over	17.0	21.8
55 to 64	14.3	13.3
35 to 54	26.8	26.9
25 to 34	13.8	12.2
20 to 24	7.7	4.6
Under 20	20.4	21.3

Percent of Population

Source: U.S. Census Bureau, 1-yr American Community Survey
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

San Buenaventura Population by Age
Change over 10 years, to 2022

	Decreases	Increases
65 and over		4.4
55 to 64	1.1	
35 to 54		0.0
25 to 34	0.4	
20 to 24		0.1
Under 20	3.1	

Change in Share of Population

Source: U.S. Census Bureau, 1-yr American Community Survey
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

Figure 5: Population by Educational Attainment

Male and Female Educational Attainment, 2022
San Buenaventura

	Males	Females
Doctorate degree	1	2
Professional school degree	10	11
Master's degree	29	30
Bachelor's degree	8	12
Associate's degree	14	13
Some college, 1 or more years, no degree	17	15
Some college, less than 1 year		
High school graduate (includes equivalency)		
12th grade, no diploma		
11th grade		
10th grade		
9th grade		
7th and 8th grade		
5th and 6th grade		
Nursery to 4th grade	2	1
No schooling completed		

Percent of Population 25 Years and Older

Source: U.S. Census Bureau, 1-yr American Community Survey

Male and Female Educational Attainment, 2022
San Buenaventura

	Males	Females
(15%) Advanced Degree	15	15
(30%) Bachelor's degree	29	30
(32%) Some college or Associate's degree	31	33
(16%) High school graduate (includes equivalency)	17	15
(8%) Less than high school diploma	8	7

Percent of Population 25 Years and Older

Source: U.S. Census Bureau, 1-yr American Community Survey
The number in parenthesis is the share of the total population.

Jon Haveman, Ph.D. ● National Economic Education Delegation
Jon@NEEDEcon.org ● 415-336-5705

Figure 6: Population by Race/Ethnicity

San Buenaventura Race/Ethnicity, 2022

31.4%

54.8%

7.8%

5.0%

1.0%

White, Nonhispanic	Black, Nonhispanic
Asian, Nonhispanic	Other, Nonhispanic
Hispanic	

Figure 7: Population by Race/Ethnicity Over Time

San Buenaventura Race/Ethnicity over Time

Percent (%) of Total Population

Year: Through 2022

White, Nonhispanic	Black, Nonhispanic
Asian, Nonhispanic	Other Nonhispanic
Hispanic	

Jon Haveman, Ph.D. ● National Economic Education Delegation
Jon@NEEDEcon.org ● 415-336-5705

Employment Report

Citywide Employment and Unemployment

Definition:

Each month, California's Employment Development Division (EDD) publishes an update on employment in California and in MSAs, counties, and cities all across the state. The report focuses primarily on non-farm employment, providing estimates of changes in employment by industry as well as unemployment in each region. Data for cities is limited to aggregate employment, labor force, and unemployment data. Those are reported below.

Why is it important?

Employment growth is a fundamental indicator of the health of an economy.

Table 3. San Buenaventura Summary for March, 2024

| | | Change From: | | |
Category	Current Value	Last Month	2 Months Ago	Last Year
Employment	8,924	-30	−53	-103
Labor Force	9,644	9	15	96
Number Unemployed	678	-4	21	97
Unemployment Rate	7.0	-0.0	0.2	0.9

Source: EDD, National Economic Education Delegation

Figure 8: Historical Employment and Unemployment

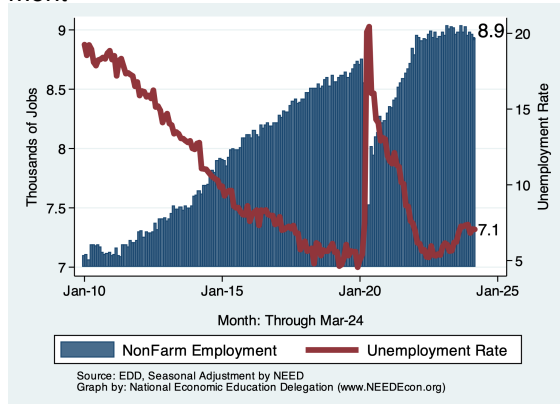Source: EDD, Seasonal Adjustment by NEED
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

Figure 9: Employment and Unemployment - Last 12 Months

Source: EDD, Seasonal Adjustment by NEED
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
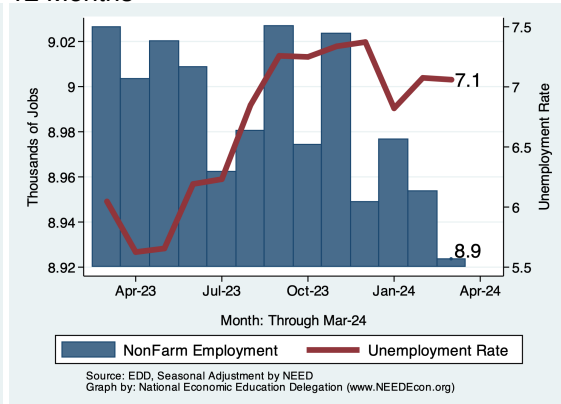
Figure 10: Relative Employment Growth Across Regions - since 2010

San Buenaventura (126.1)   Ventura County (110.8)
Southern California (121.7) California (124.5)
United States (119.3)

Source: EDD and BLS, Quarterly Census of Employment and Wages
Note: Data points are annual averages of quarterly/monthly data.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
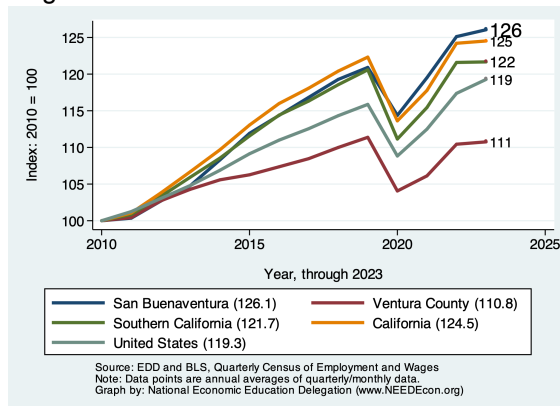
Figure 11: Relative Employment Growth Across Regions - since 2019

San Buenaventura (104.3)   Ventura County (99.4)
Southern California (100.9) California (101.8)
United States (102.9)

Source: EDD and BLS, Quarterly Census of Employment and Wages
Note: Data points are annual averages of quarterly/monthly data.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

Jon Haveman, Ph.D. ● National Economic Education Delegation
Jon@NEEDEcon.org ● 415-336-5705

County Employment by Industry

California's Employment Development Division (EDD) does not regularly produce data on employment by industry for cities. However, we are able to report indsutry-level employment data for Ventura County. The following table provides the latest data for the County.

Table 4. Employment Growth by Industry in Ventura County for March, 2024

Industry	Employment	Share	Empl Growth	% Growth - Annualized Rate					
				Month	Qtr	6mo	1yr	3yr	5yr
Total Nonfarm	318,518	100.0	885.4	3.4	3.2	2.4	1.8	2.8	0.5
Total Private	270,414	84.9	490.3	2.2	2.9	2.5	1.8	2.7	0.5
Goods Producing	45,702	14.3	111.8	3.0	−2.9	−0.4	0.0	1.0	0.7
Mining, Logging and Construction	19,018	6.0	102.0	6.7	−3.6	−1.6	1.1	1.9	1.5
Mining and Logging	1,000	0.3	0.0	0.0	0.0	0.0	0.0	3.7	2.2
Construction	17,999	5.7	89.6	6.2	−4.0	−2.1	1.2	1.8	1.4
Manufacturing	26,684	8.4	−44.9	−2.0	−2.4	0.1	−0.7	0.4	0.2
Durable Goods	19,022	6.0	−28.9	−1.8	−2.4	−0.1	0.0	1.3	−0.5
Non-Durable Goods	7,630	2.4	−25.5	−3.9	−2.9	0.7	−2.5	−1.6	2.0
Service Providing	272,807	85.6	787.1	3.5	4.4	2.8	2.2	3.1	0.5
Trade, Trans & Utilities	56,518	17.7	185.1	4.0	4.0	0.5	−0.4	0.7	−0.3
Wholesale Trade	11,564	3.6	−5.2	−0.5	0.7	−1.1	−4.2	−2.0	−1.4
Retail Trade	36,688	11.5	210.0	7.1	7.0	1.4	0.5	0.2	−0.9
Trans & Warehousing	7,433	2.3	54.6	9.3	4.7	2.4	1.4	10.0	7.9
Information	3,579	1.1	56.9	21.2	15.9	−6.7	−7.8	−0.0	−6.7
Financial Activities	15,229	4.8	−22.0	−1.7	2.8	−1.1	−0.6	−1.4	−0.8
Finance & Insurance	10,671	3.4	−1.2	−0.1	−0.4	−2.1	−0.9	−3.1	−1.8
Real Estate & Rental & Leasing	4,575	1.4	−25.7	−6.5	8.0	2.6	0.0	3.2	2.0
Professional & Business Srvcs	44,124	13.9	91.8	2.5	2.0	2.0	1.4	0.5	0.1
Prof, Sci, & Tech	18,463	5.8	−2.1	−0.1	3.8	9.2	5.1	2.8	1.3
Admin & Support Srvcs	16,420	5.2	22.9	1.7	3.1	−2.3	−0.1	−2.1	−2.0
Employment Srvcs	6,327	2.0	85.0	17.6	7.8	2.8	3.1	−4.9	−4.9
Educational & Health Srvcs	56,692	17.8	405.5	9.0	7.9	7.1	8.1	5.3	3.0
Leisure & Hospitality	38,612	12.1	−109.1	−3.3	2.0	2.3	0.8	9.1	0.3
Accommodation & Food Srvcs	33,897	10.6	−123.4	−4.3	3.8	3.1	1.2	8.2	0.7
Other Srvcs	9,747	3.1	5.2	0.6	0.5	0.6	1.0	5.6	−0.0
Government	48,144	15.1	154.2	3.9	5.8	4.3	2.5	3.5	0.4
Federal	7,433	2.3	−3.5	−0.6	2.7	4.2	0.0	−1.3	0.3
State	2,493	0.8	−5.4	−2.6	−8.5	−6.5	−10.3	−2.4	−3.8
Local	38,245	12.0	169.0	5.5	7.5	4.7	4.0	5.1	0.8
County	10,638	3.3	167.1	20.9	16.7	14.2	9.2	5.8	3.2
City	4,171	1.3	−59.7	−15.7	6.8	9.3	4.8	5.3	0.3
Local Government Education	21,016	6.6	6.4	0.4	2.6	0.9	1.4	4.7	−0.0

Source: EDD, National Economic Education Delegation (NEED)

Some Employee Detail

Employed in San Buenaventura

Figure 12: Employment by Occupation

N/A

Figure 13: Employment by Industry

N/A

Figure 14: Language Spoken at Home

N/A

Figure 15: Citizenship

N/A

Jon Haveman, Ph.D. ● National Economic Education Delegation
Jon@NEEDEcon.org ● 415-336-5705

Employed Residents of San Buenaventura

Figure 16: Employment by Occupation

N/A

Figure 17: Employment by Industry

N/A

Figure 18: Language Spoken at Home

N/A

Figure 19: Citizenship

N/A

Jon Haveman, Ph.D. ● National Economic Education Delegation
Jon@NEEDEcon.org ● 415-336-5705

Employed Residents vs Workers in San Buenaventura

Figure 20: Employment by Occupation

N/A

Figure 21: Employment by Industry

N/A

Figure 22: Language Spoken at Home

N/A

Figure 23: Citizenship

N/A

Income and Earnings

Per Capita Income Growth

Definition:

Per capita income is the average income per person in San Buenaventura. Personal income is the income received by, or on behalf of, all persons from all sources: from participation as laborers in production, from owning a home or unincorporated business, from the ownership of financial assets, and from government and business in the form of transfer receipts. Non-cash government benefits are not included.

Why is it important?

Income is the money that is available to persons for consumption expenditures, taxes, interest payments, transfer payments to governments and the rest of the world, or for saving. As such, it is an important indicator of economic well-being in a community.

Figure 24: Real Per Capita Income Ranking Among California Cities

N/A

Figure 25: Regional Comparison of Growth over Time

N/A   N/A

Jon Haveman, Ph.D. ● National Economic Education Delegation
Jon@NEEDEcon.org ● 415-336-5705

Real Per Capita Income Ranking Among California Cities - w/Comparable Populations

Figure 26: Income Levels   Figure 27: Growth over Time

N/A   N/A

Real Per Capita Income Ranking Among Cities in Ventura   County

Figure 28: Income Levels   Figure 29: Growth over Time

N/A   N/A

Figure 30: Comparison with All Cities Nationwide

N/A

Jon Haveman, Ph.D. ● National Economic Education Delegation
Jon@NEEDEcon.org ● 415-336-5705

Poverty and Inequality

Definition:

The local poverty rate provides an indication of the well-being of those at the bottom of the income distribution. The federal poverty rate measures the proportion of households in the region that are classified as living in poverty. Also included are measures of the extent to which the City's children are impoverished. Measures of the income distribution provide further evidence on disparities in income in the region and how those disparities have changed over time.

Why is it important?

It is important to track measures of poverty and inequality to assess the extent of income disparities in the region, with an eye toward understanding how well the local economy is performing for all of its citizens.
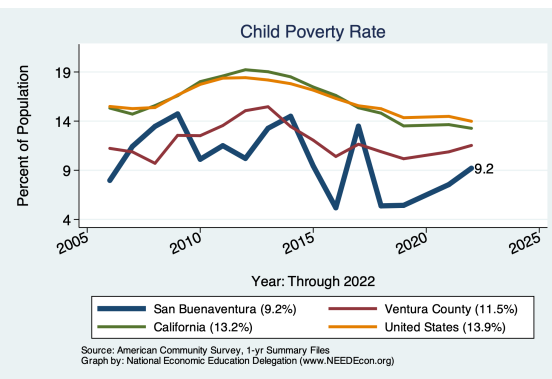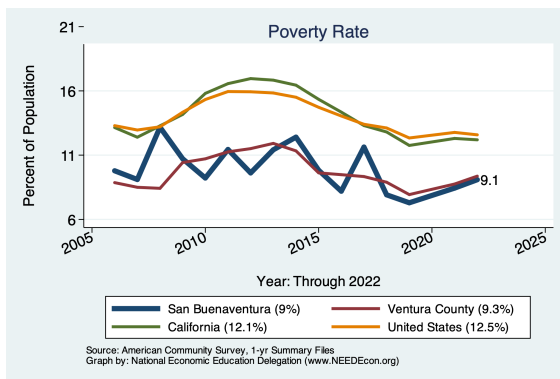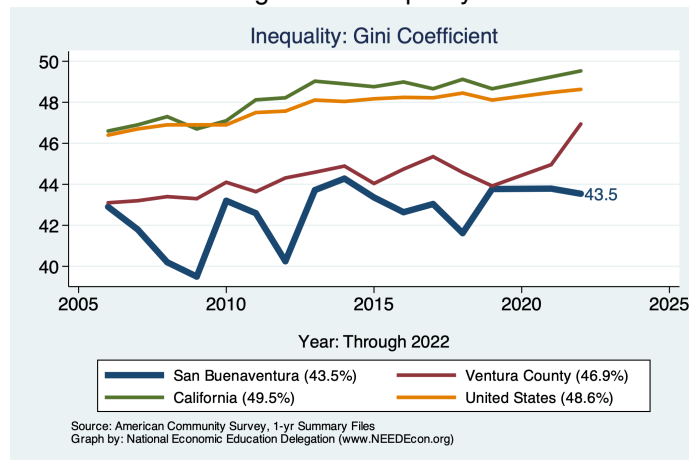

Figure 31: Inequality
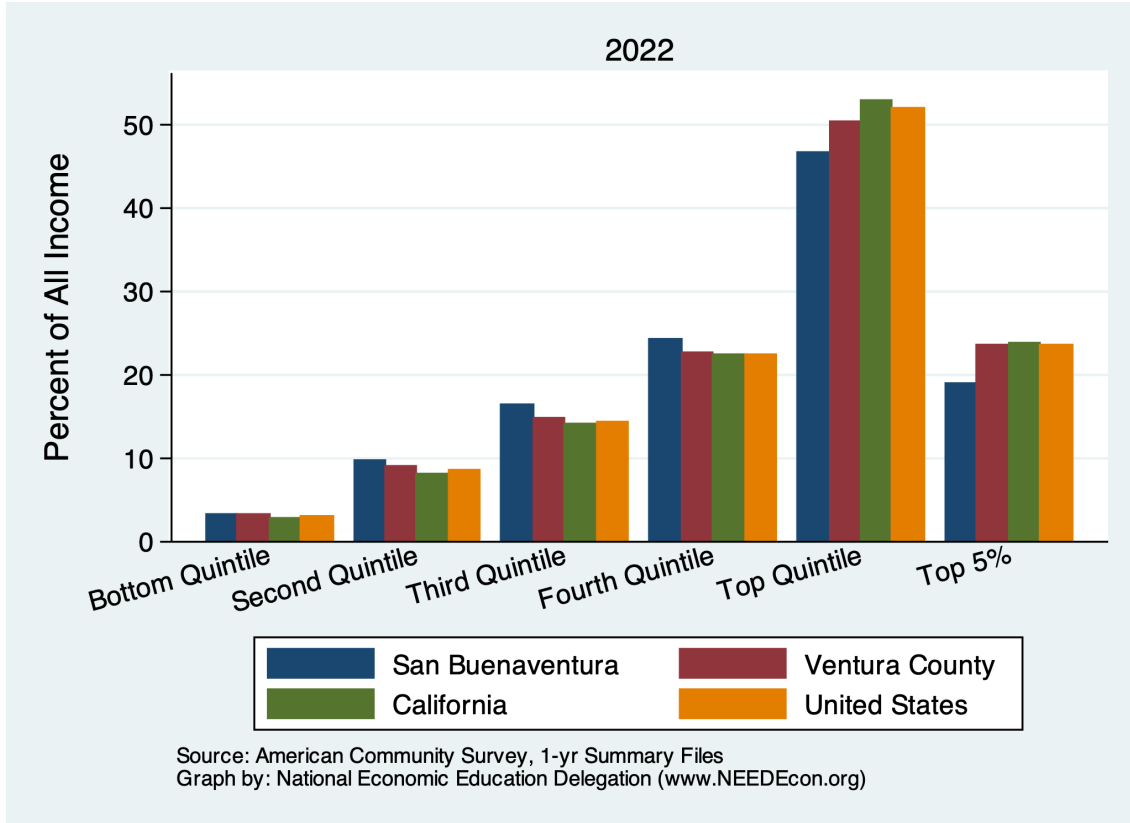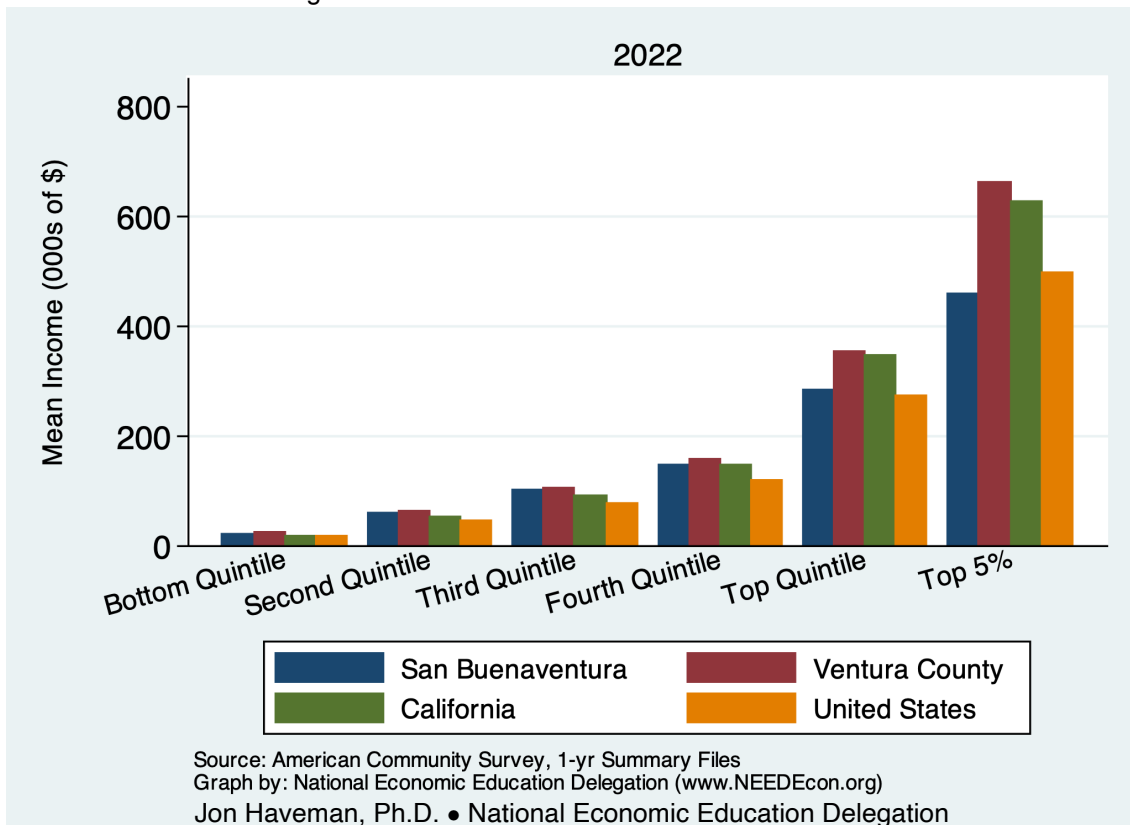
Figure 32: Shares Across the Income Distribution

2022

Source: American Community Survey, 1-yr Summary Files
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

Figure 33: Means Across the Income Distribution

2022

Source: American Community Survey, 1-yr Summary Files
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

Jon Haveman, Ph.D. ● National Economic Education Delegation
Jon@NEEDEcon.org ● 415-336-5705

Housing

Housing Costs and Affordability

Definition:

Housing costs are measured in several different ways. First, we provide evidence on the evolution of median home prices, median rental price, and finally through evidence on the housing burden in the city and comparison regions. Housing burden is defined as a household needing to commit more than 30% of their household income toward housing costs. The median value is the amount in the middle. Fifty percent of units are above the median and 50 percent are below.

Why is it important?

Housing is one of three fundamental necessities, along with food and clothing. A measure of the cost of housing is an integral part of the measurement of the cost of living in a specific community. This is particularly true in cities and regions throughout the Bay Area, where housing costs are high relative to income.

Cost of Housing in San Buenaventura and Broader Regions

Figure 34: Median Home Prices

N/A

Figure 35: Median Rents

Rents in Primary San Buenaventura Zip Codes

Monthly, through Mar-24

93001 ($3) 93003 ($2.7)
93004 ($2.8) United States ($2)
Ventura County ($3)

Source: Zillow Research.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

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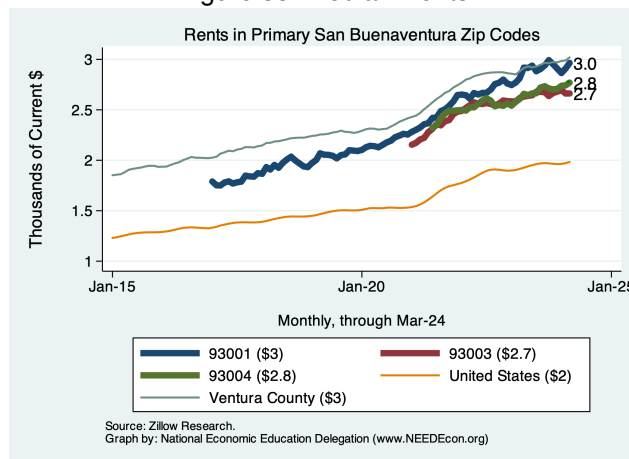
Housing Ownership in San Buenaventura and Broader Regions

Figure 36: Home Ownership Rates

Year: Through 2022

- San Buenaventura (58.8%)
- Ventura County (65.4%)
- California (55.8%)
- United States (65.1%)

Source: U.S. Census Bureau, 1-yr American Community Survey
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
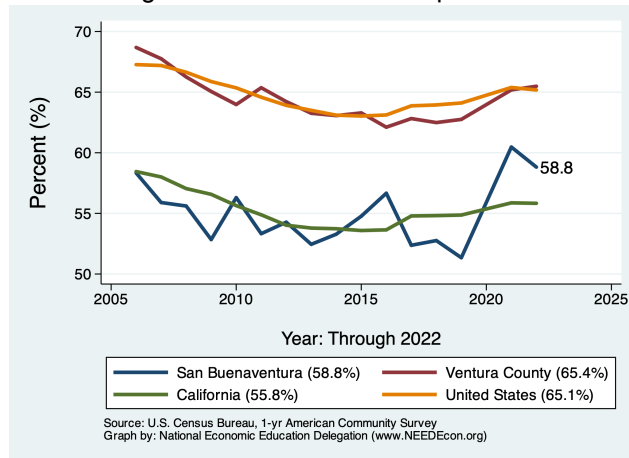
Figure 37: Home Ownership by Age

Age of Householder
2022

- Owners
- Renters

Source: American Community Survey, 1-yr Summary Files.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
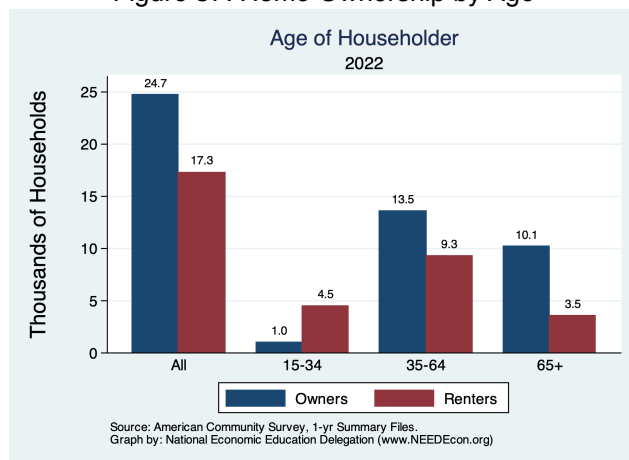
Figure 38: Income by Tenure

Median Household Incomes
2022

- San Buenaventura
- Ventura County
- California
- United States

Source: American Community Survey, 1-yr Summary Files.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

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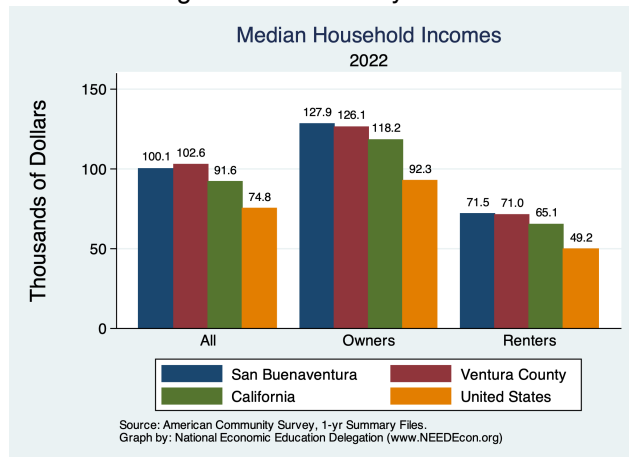
Figure 39: Income Distribution by Tenure

Distrubition of Income by Tenure, 2022
San Buenaventura, CA

Source: American Community Survey 1-year Summary Files.
Data are based on groupings that are not adjusted for inflation.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
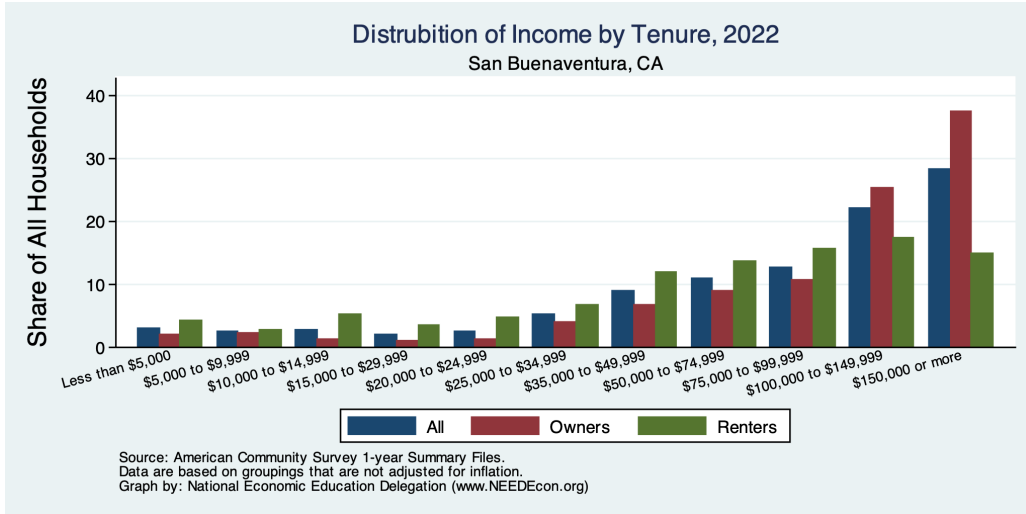
Figure 40: Income Distribution of Home Owners

Income Distributions Among Owners, 2022

Source: American Community Survey, 2022 1-year Summary Files.
Data are based on groupings that are not adjusted for inflation.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
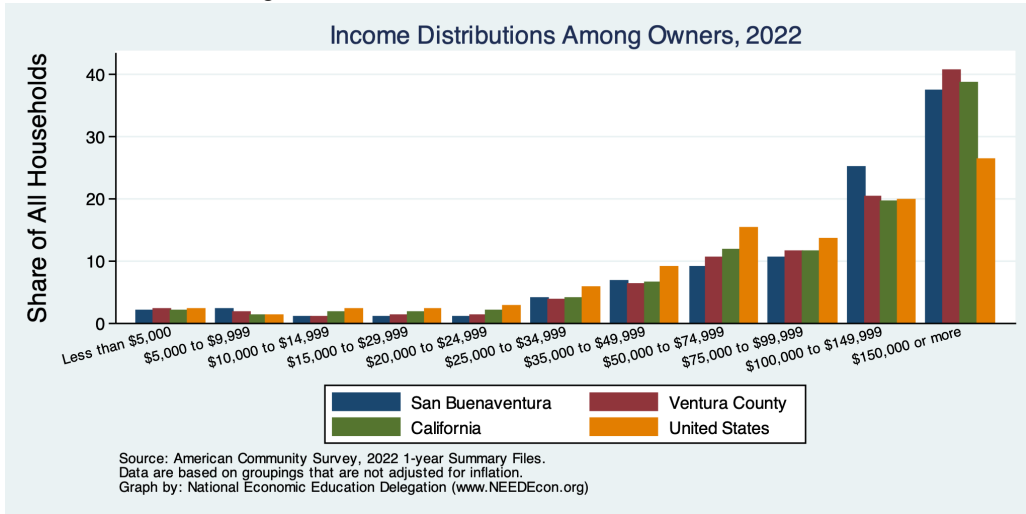
Figure 41: Income Distribution of Renters

Income Distributions Among Renters, 2022

Source: American Community Survey, 2022 1-year Summary Files.
Data are based on groupings that are not adjusted for inflation.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

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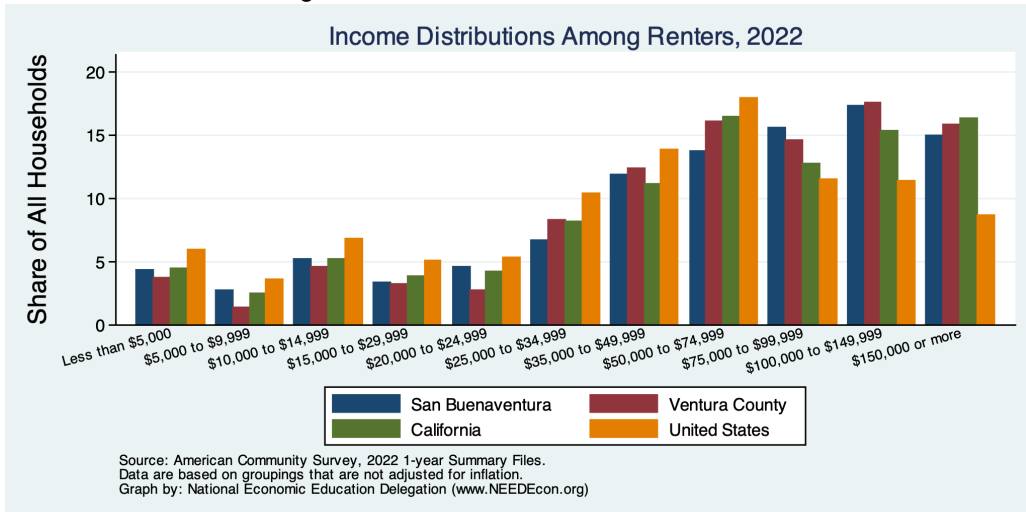
Housing Burden in San Buenaventura and Broader Regions

Figure 42: Home Owners w/ A Mortgage

Year: Through 2022

- San Buenaventura (32.3%)
- Ventura County (38.4%)
- California (37.5%)
- United States (27.7%)

Source: U.S. Census Bureau, 1-yr American Community Survey
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

Figure 43: Home Owners w/o A Mortgage

Year: Through 2022

- San Buenaventura (17.2%)
- Ventura County (15.9%)
- California (17.1%)
- United States (14.4%)

Source: U.S. Census Bureau, 1-yr American Community Survey
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

Figure 44: Renters

Year: Through 2022

- San Buenaventura (56.5%)
- Ventura County (56.2%)
- California (53.1%)
- United States (48.2%)

Source: U.S. Census Bureau, 1-yr American Community Survey
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

Figure 45: Homeowner Housing Burden by Age

Homeowners w/Significant Housing Burden by Age
Housing Costs > 30% of Income

- San Buenaventura
- Ventura County
- California
- United States

Source: American Community Survey, 5-yr Summary Files.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

Jon Haveman, Ph.D. ● National Economic Education Delegation
Jon@NEEDEcon.org ● 415-336-5705

Housing Picture

Definition:

Housing costs are measured in several different ways. First, we provide evidence on the evolution of median home prices, median rental price, and finally through evidence on the housing burden in the city and comparison regions. The median value is the amount in the middle. Fifty percent of units are above the median and 50 percent are below.

Why is it important?

In areas where the rate of population growth exceeds the rate of housing growth, this is likely to reflect a tightening housing market. A tightening housing market will also likely be reflected in lower vacancy rates and higher occupancy rates. It may also be reflected in higher numbers of people per household.

Table 5. Housing Market Indicators

Indicator	2023	2019	2010	% Change from 2019	% Change from 2010
Total Population	107,341.0	107,021.0	106,433.0	0.3	0.9
Total # of Homes	45,150.0	43,645.0	42,827.0	3.4	5.4
# Occupied Units	42,536.0	41,152.0	40,438.0	3.4	5.2
Persons per Household	2.5	2.6	2.6	-3.3	-3.9
Vacancy Rate (%)	5.8	5.7	5.6	1.4	3.8

Source: CA DOF; Calculations by the National Economic Education Delegation

Figure 46: Housing Growth

Source: CA, Department of Finance
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
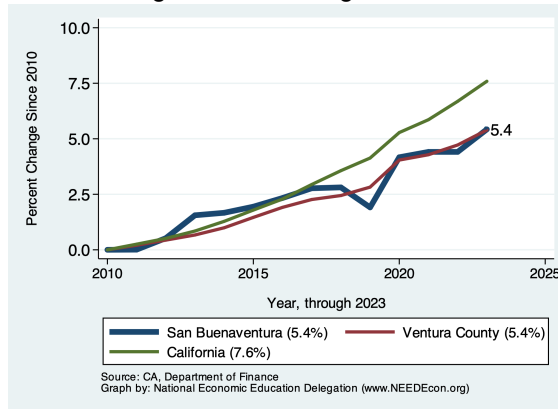
Figure 47: Persons per Household

Source: CA, Department of Finance
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

Figure 48: Vacancy Rates

Source: CA, Department of Finance
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
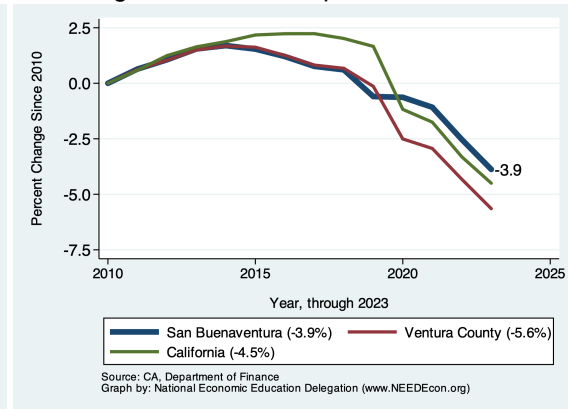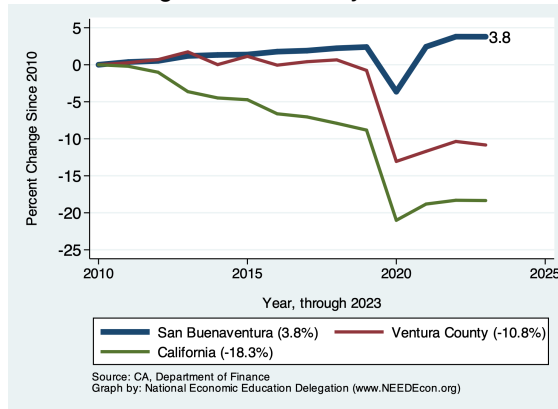
Figure 49: Number of Occupanied Units

Source: CA, Department of Finance
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
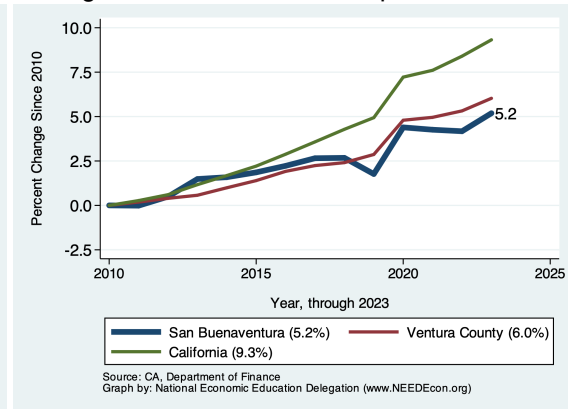
Trends in the Growth of Housing by Housing Type

Figure 50: Single Detached Homes

San Buenaventura (3.6%) — Ventura County (2.9%)
California (5.8%)
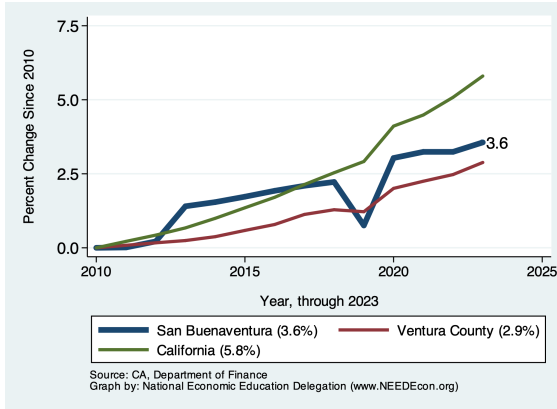
Figure 51: Single Attached Homes

San Buenaventura (6.9%) — Ventura County (8.1%)
California (9.3%)
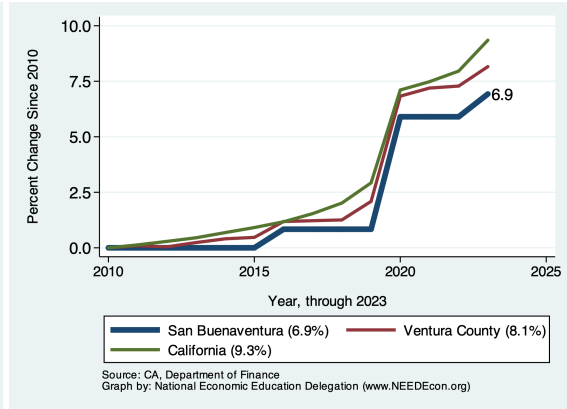
Figure 52: Housing in Buildings with Two to Four Units

San Buenaventura (4.9%) — Ventura County (7.2%)
California (3.2%)
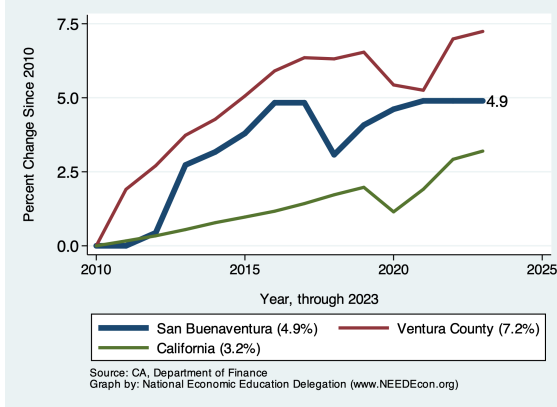
Figure 53: Housing in Buildings with Five or More Units

San Buenaventura (12.5%) — Ventura County (16.2%)
California (15.2%)
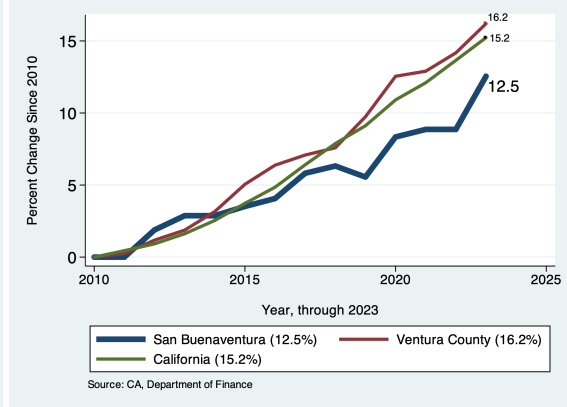
Vintage of Residential Housing

Why is it important?

This section provides evidence on the year in which residential housing in San Buenaventura was built. We break it down into owned versus rented residences and provide a comparison across Ventura County and broader regions. A sense of the age of housing in a region provides an indication of the urgency with which a region might pursue additional hous-

ing. As the housing stock ages, an urgency with which renovations and rebuilds are permitted might result. All things equal, more recently constructed housing will be more likely to meet current codes and standards. Remodeling of existing units will be more desirable when existing units are, on average, older.

Figure 54: Distribution of Housing Construction

Source: American Community Survey 1-year Summary Files.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
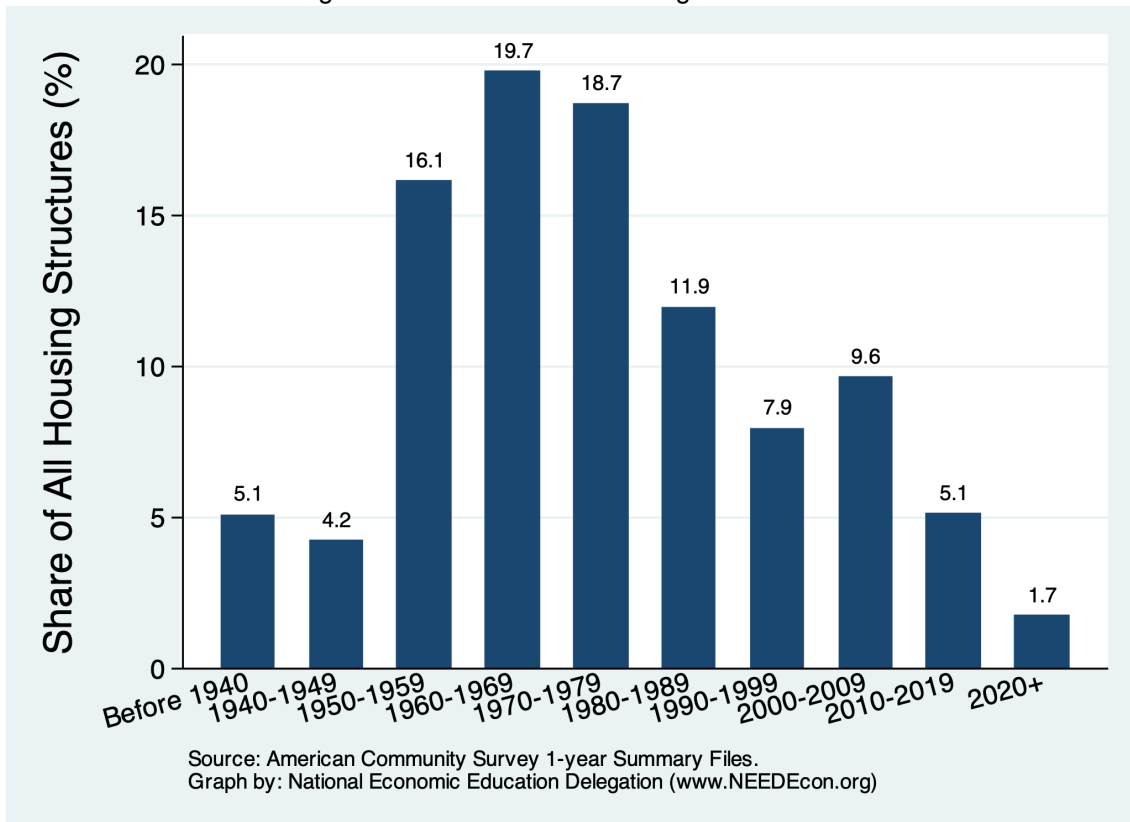
Figure 55: Housing Vintage across Regions

Median Year Built (as of 2022)

Legend: San Buenaventura, Ventura County, California, United States

All: 1972, 1978, 1977, 1981
Owned Homes: 1972, 1978, 1977, 1982
Rented Homes: 1973, 1978, 1976, 1979
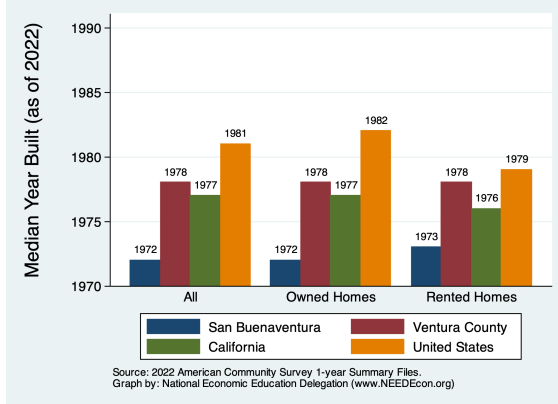
Figure 56: Housing Vintage by Tenure

Median Year Built
Year, through 2022

Legend: All, Owned Homes, Rented Homes

1973, 1972
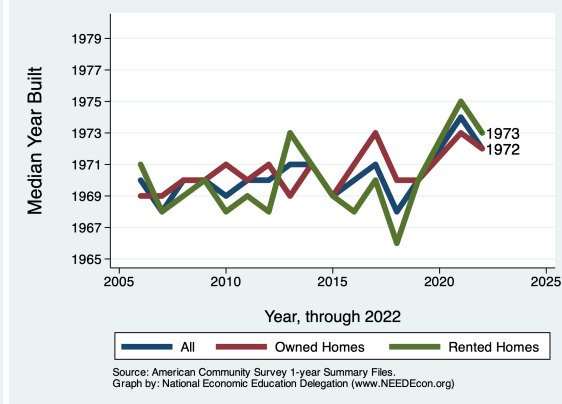
Figure 57: Vintage of Owned Residences

Median Year Built
Year, through 2022

1972

Legend: San Buenaventura (1972), Ventura County (1978), California (1977), United States (1982)
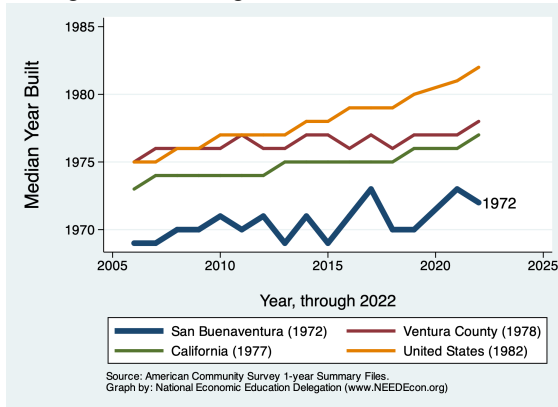
Figure 58: Vintage of Rented Residences

Median Year Built
Year, through 2022

1973

Legend: San Buenaventura (1973), Ventura County (1978), California (1976), United States (1979)
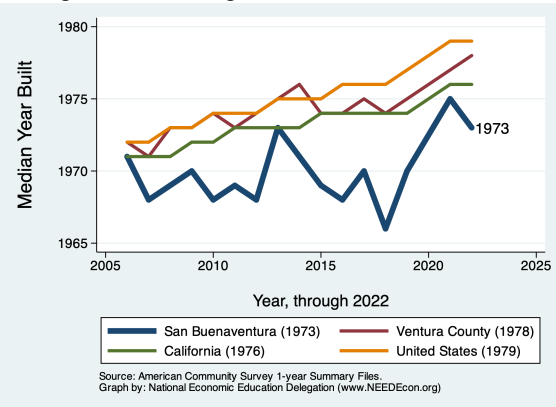
Figure 59: Vintage of All Residences

Median Year Built
Year, through 2022

1972

Legend: San Buenaventura (1972), Ventura County (1978), California (1977), United States (1981)

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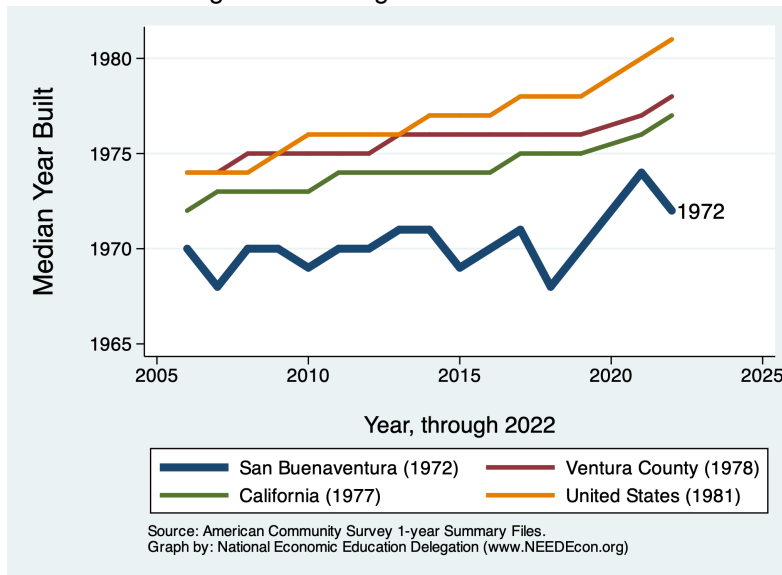
Occupation of Residential Housing

Why is it important?

The duration of residence in a city is important for developing future policies regarding growing the local population. If a region is highly mobile, evidenced by most residences having been recently occupied, a city might propose policies to reduce that mobility, or ask why the mobility happens. Policies could be put in place to either reduce or increase migration.

Figure 60: Year Current Occupant Moved In

Source: American Community Survey 1-year Summary Files.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
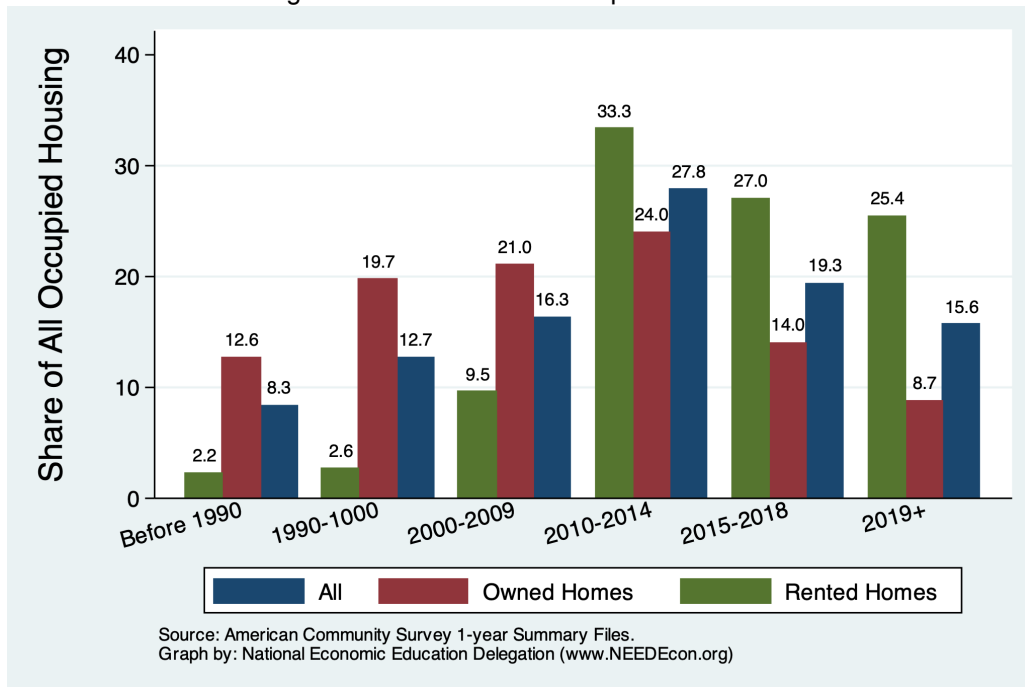
Figure 61: Year Occupied by Current Residents across Regions

Source: 2022 American Community Survey 1-year Summary Files.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
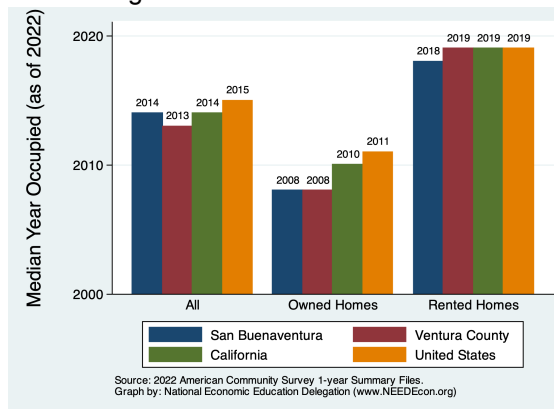
Figure 62: Year Occupied by Current Residents by Tenure

Source: American Community Survey 1-year Summary Files.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
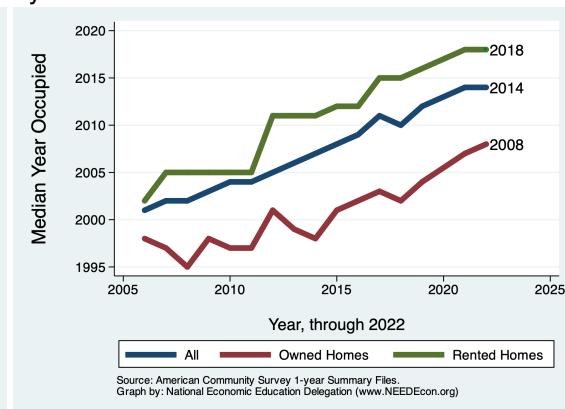
Figure 63: Year Occupied by Current Residents Figure 64: Year Occupied by Current Residents
for Owned Housing   for Rented Housing
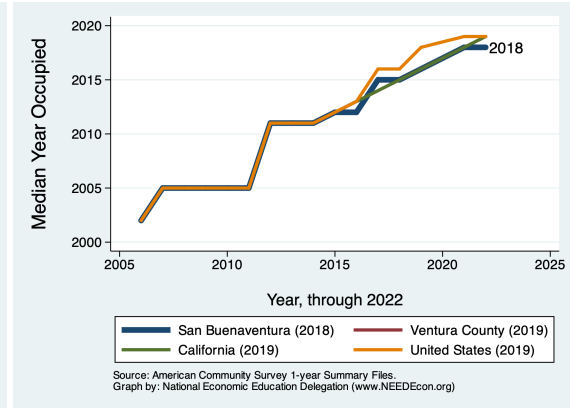
Figure 65: Year Occupied by Current Residents for All Housing
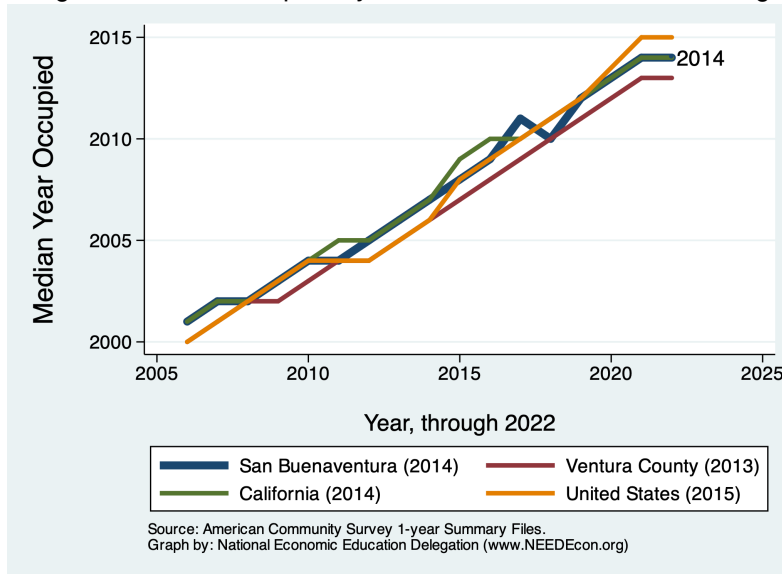
Residential Permitting

Definition:

This indicator provides evidence on the number of residential buildings that are permitted for construction each year. Permit data for San Buenaventura is compared with data from Ventura County as a whole and broader regions. The statistic provided scales the number of permits by population. This is done to facilitate comparisons across regions.

Why is it important?

Building permits are the best indicator available of new units coming on the market. In order for a region's population to grow and flourish, new residential properties must be added to the existing stock. Building, both in the City and in the County more generally, is an indication of the extent to which new residences accommodate new residents or are affecting prices through increased supply.

San Buenaventura - Ranking Among Comparables

Figure 66: Number of Units Permitted - Nationwide Comparables (Rank)

Geography	Units Permitted Per 1,000
Attalla, AL (6,296)	1.37
Oakmont borough, PA (6,297)	1.37
Henry Unincorporated Area, IN (6,298)	1.37
Sergeant Bluff, IA (6,299)	1.37
Paul, ID (6,300)	1.37
Montrose borough, PA (6,301)	1.37
North Hornell village, NY (6,302)	1.37
Penndel borough, PA (6,303)	1.37
Sioux Rapids, IA (6,304)	1.36
Forest Acres, SC (6,305)	1.36
SAN BUENAVENTURA, CA (6,306)	1.36
Pine Beach borough, NJ (6,307)	1.36
North Barrington village, IL (6,308)	1.36
Hartington, NE (6,309)	1.36
Gates Mills village, OH (6,310)	1.36
Dassel, MN (6,311)	1.36
Irwindale, CA (6,312)	1.36
Kittanning borough, PA (6,313)	1.36
Essex, IA (6,314)	1.36
Fort Lee borough, NJ (6,315)	1.36
Hazlehurst, MS (6,316)	1.36

Units Permitted
Per 1,000 in Population: 2023

Source: U.S. Census Bureau
The # in parentheses is the ranking out of 14338 geographies.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

Figure 67: Number of Units Permitted - California Comparables (Rank)

Geography	Units Permitted
Paradise town, CA (1)	86.39
Walnut, CA (268)	1.43
South San Francisco, CA (269)	1.41
San Ramon, CA (270)	1.41
Downey, CA (271)	1.41
Newark, CA (272)	1.41
La Habra, CA (273)	1.40
Long Beach, CA (274)	1.40
Hermosa Beach, CA (275)	1.38
Porterville, CA (276)	1.37
SAN BUENAVENTURA, CA (277)	1.36
Irwindale, CA (278)	1.36
Tuolumne Unincorporated Area, CA (279)	1.35
Lawndale, CA (280)	1.35
Healdsburg, CA (281)	1.34
Watsonville, CA (282)	1.34
Sacramento Unincorporated Area, CA (283)	1.33
El Cajon, CA (284)	1.32
Calimesa, CA (285)	1.31
San Francisco, CA (286)	1.31
Rio Dell, CA (515)	0.00

Units Permitted
Per 1,000 in Population: 2023

Source: U.S. Census Bureau.
The # in parentheses is the ranking out of 515 geographies.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

Figure 68: Number of Units Permitted - Cities in Ventura County (Rank)

City	Units Permitted
Santa Paula, CA (1)	3.01
Oxnard, CA (2)	2.27
Fillmore, CA (3)	2.24
Ojai, CA (4)	1.71
Simi Valley, CA (5)	1.59
SAN BUENAVENTURA, CA (6)	1.36
Camarillo, CA (7)	0.92
Moorpark, CA (8)	0.36
Port Hueneme, CA (9)	0.28
Thousand Oaks, CA (10)	0.06

Units Permitted Per 1,000 in Population: 2023
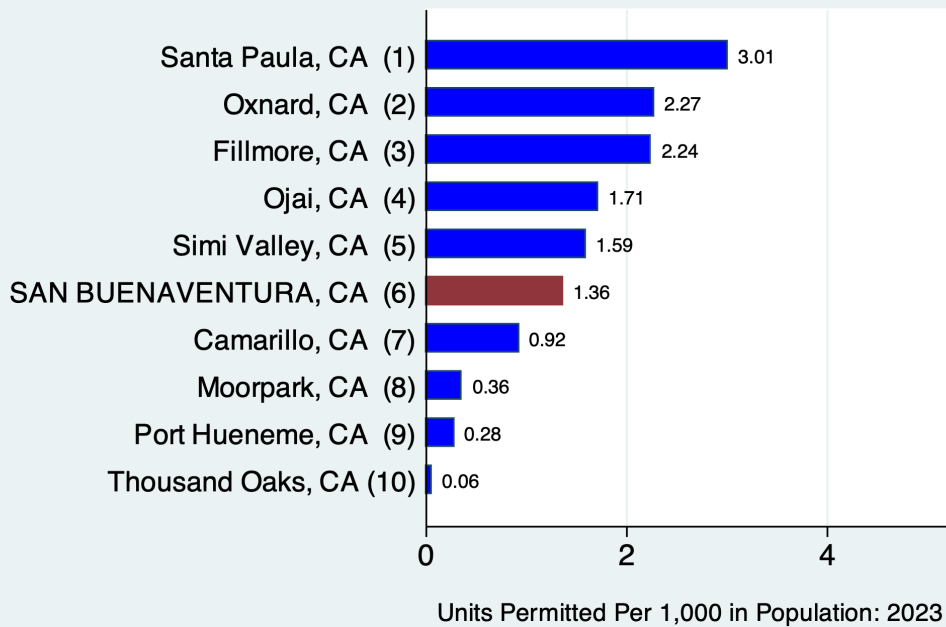
Source: U.S. Census Bureau,
The # in parentheses is the ranking out of 10 geographies.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

San Buenaventura - Permitting Activity

Annual Units Permitted - Per Capita in San Buenaventura

Figure 69: Units Permitted Each Year

Source: U.S. Census Bureau.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
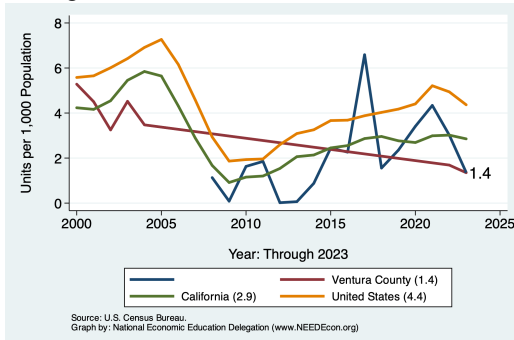
Figure 70: Average Annual Growth in Units Permitted

Source: U.S. Census Bureau.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
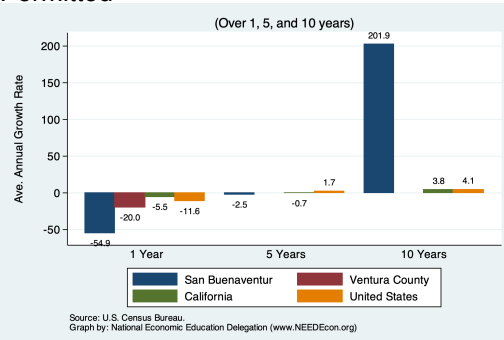
Annual Number of Buildings Permitted - Per Capita in San Buenaventura

Figure 71: Units Permitted Each Year

Source: U.S. Census Bureau.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
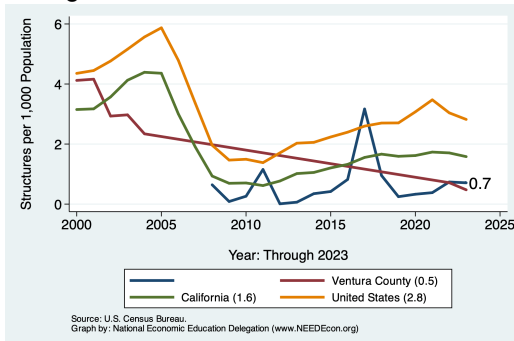
Figure 72: Average Annual Growth in Buildings Permitted

Source: U.S. Census Bureau.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
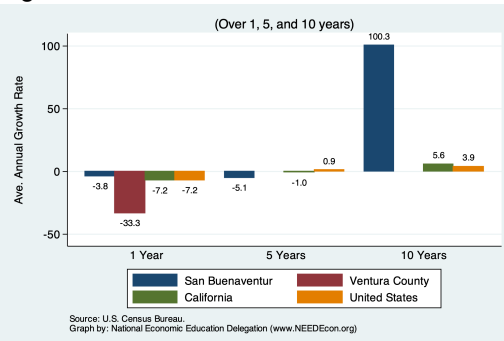
Annual Value of Property Permitted - Per Capita in San Buenaventura

Figure 73: Value Permitted Each Year

Source: U.S. Census Bureau.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
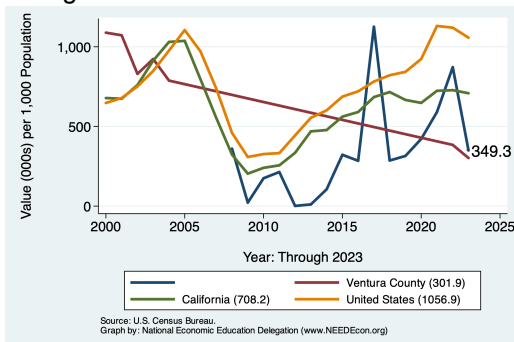
Figure 74: Average Annual Growth in Value Permitted

Source: U.S. Census Bureau.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
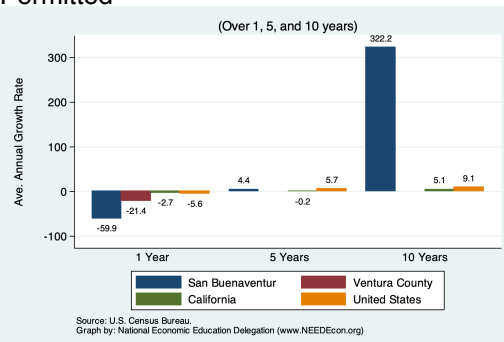
Commute Patterns

During the recovery from the Great Recession, the period from 2010 to 2019, the Bay Area economy, and Silicon Valley in particular, has been growing at a pace roughly double that of the state as a whole and triple that of the nation. This growth has precipitated a tight housing market and also brought about some significant changes in commute patterns, many of which have been reversed by the pandemic. Recent years have seen significant changes in both the mode of transportation and commute times.

Mode of Transportation

Figure 75: Percent of Workers Commuting by Car Alone

N/A

Figure 76: Percent of Workers Commuting by Carpool

N/A

Figure 77: Percent of Workers using Public Transportation

N/A

Figure 78: Percent of Workers Who Work From Home

N/A

The first table on this page presents data for those who LIVE in San Buenaventura. The second provides data on those who work, but do not necessarily live in San Buenaventura. The final two columns provide for a comparison of commute mode choices of people locally with those in California more broadly.

Table 6. SEX OF WORKERS BY MODE OF TRANSPORTATION TO WORK

Mode of Transit	Male		Female		All Workers		All of CA
	#	(%)	#	(%)	#	(%)	(%)
NA							

Table 7. SEX OF WORKERS BY MODE OF TRANSPORTATION TO WORK FOR WORKPLACE GEOGRAPHY

Mode of Transit	Male		Female		All Workers		All of CA
	#	(%)	#	(%)	#	(%)	(%)
NA							

The results in this table are for those who work in the region, regardless of the location of their residence.

Jon Haveman, Ph.D. ● National Economic Education Delegation
Jon@NEEDEcon.org ● 415-336-5705

Commute Times for Employed Residents

Mode of Transit	Male #	Male (%)	Female #	Female (%)	All Workers #	All Workers (%)	All of CA (%)
Table 8. SEX OF WORKERS BY TRAVEL TIME TO WORK							
NA							

Figure 79: Percent of Employed Population With Commutes of More than 30 Minutes

Figure 80: Percent of Employed Population With Commutes of More than 90 Minutes

N/A

N/A

Figure 81: Rank: Share of MegaCommuters Across Similar Geographies

N/A

Commute Times for Those Employed in the City

Table 9. SEX OF WORKERS BY TRAVEL TIME TO WORK FOR WORKPLACE GEOGRAPHY

Mode of Transit	Male #	(%)	Female #	(%)	All Workers #	(%)	All of CA (%)
NA							

The results in this table are for those who work in the region, regardless of the location of their residence.

Figure 82: Percent of Local Employees With Commutes of More than 30 Minutes

Figure 83: Percent of Local Employees With Commutes of More than 90 Minutes

N/A

N/A

Figure 84: Rank: Share of MegaCommuters Across Similar Geographies

N/A

Jon Haveman, Ph.D. ● National Economic Education Delegation
Jon@NEEDEcon.org ● 415-336-5705

Place of Work

This section provides evidence on where workers living in San Buenaventura work. As evidenced in the first table, some of San Buenaventura's employed workers work in the City, but many do not. The first table and graph pair provide evidence at the county level while the second provide evidence with regard to working outside of the San Buenaventura city boundary.

Table 10. SEX OF WORKERS BY PLACE OF WORK–STATE AND COUNTY LEVEL

Place of Work	Male #	(%)	Female #	(%)	All Workers #	(%)	All of CA (%)
NA							

Figure 85: Percent of Workers Employed Outside of Their County of Residence

N/A

Table 11. SEX OF WORKERS BY PLACE OF WORK–PLACE LEVEL

Place of Work	Male #	(%)	Female #	(%)	All Workers #	(%)	All of CA (%)
NA							

Figure 86: Percent of Workers Employed Outside of Their Place of Residence

N/A

Commute Mode by Income

Table 12. MEDIAN EARNINGS IN THE PAST 12 MONTHS
BY MEANS OF TRANSPORTATION TO WORK

	City	California		United States	
	Median	*Median*	*Ratio*	*Median*	*Ratio*

NA

Notes: 1) Ratio = the ratio of the regional median to either the CA or US median, relative to the Total ratio.
Values above 100 imply a high local median. Values below 100 imply a low local median.
For example, a value of 200 means that the local mean is 2x higher than would be expected.
For "Total:", ratio is simply the ratio of the medians.
2) For regions with more than one geography, the medians are averages weighted by working population.

Table 13. MODE OF TRANSPORTATION TO WORK BY WORKERS' EARNINGS

Mode of Transit	< $25,000		$25,000-$74,999		$75,000+		All		All of CA
	#	(%)	#	(%)	#	(%)	#	(%)	(%)

NA

Table 14. MODE OF TRANSPORTATION TO WORK BY WORKERS' EARNINGS FOR
WORKPLACE GEOGRAPHY

Mode of Transit	< $25,000		$25,000-$74,999		$75,000+		All		All of CA
	#	(%)	#	(%)	#	(%)	#	(%)	(%)

NA

The results in this table are for those who work in the region, regardless of the location of their residence.

Jon Haveman, Ph.D. ● National Economic Education Delegation
Jon@NEEDEcon.org ● 415-336-5705

Commute Mode by Poverty Status

Table 15. MODE OF TRANSPORTATION TO WORK BY POVERTY STATUS

Mode of Transit	In Poverty		100-149% of Pov		>150% of Pov		All		All of CA
	#	(%)	#	(%)	#	(%)	#	(%)	(%)
NA									

Table 16. MODE OF TRANSPORTATION TO WORK BY POVERTY STATUS FOR WORKPLACE GEOGRAPHY

Mode of Transit	In Poverty		100-149% of Pov		>150% of Pov		All		All of CA
	#	(%)	#	(%)	#	(%)	#	(%)	(%)
NA									

The results in this table are for those who work in the region, regardless of the location of their residence.

Migration

Overall Migration Flows

Definition:

The United States is a country with an increasingly mobile population. People move, migrate, from one place to another with increasing frequency.

Why is it important?

Having a handle on whether or not San Buenaventura is a net recipient (migration inflows) or donor (migration outflows) of population is very important for understanding trends in the City's development. This section outlines migration patterns by age, education, income, marital status, and housing tenure. Understanding recent trends is very important for making policy, investment, and other decisions about the future. Also, understanding the extent to which the population is stable, or experiences significant turnover each year is helpful for planning purposes.

Figure 87: Overall Movements of Residents
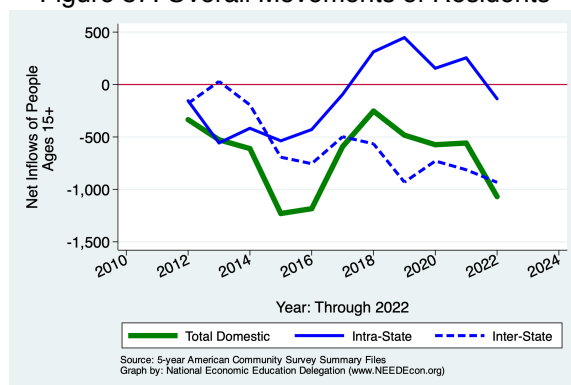
Table 17: Migration by Income

		Net Inflows				
			Same State			
			W/in	Between	Across	From
Category	Population	All Migration	County	Counties	States	Abroad
No income	10,197	730	92	471	167	0
With income	83,177	508	−445	1,489	−536	0
$1 to $9,999 or loss	9,760	249	−48	270	27	0
$10,000 to $14,999	5,661	−91	−61	−91	61	0
$15,000 to $24,999	7,417	−293	−81	89	−301	0
$25,000 to $34,999	8,861	652	28	351	273	0
$35,000 to $49,999	12,588	326	−184	465	45	0
$50,000 to $64,999	8,303	−516	3	−114	−405	0
$65,000 to $74,999	5,467	139	171	−1	−31	0
$75,000 or more	25,120	42	−273	520	−205	0
All:	93,374	1,238	−353	1,960	−369	0

Source: 2022 1-year American Community Survey, Summary File
Note: The data in this and other tables in this section are limited in that there is no
information on the City's population that has moved abroad.
The "From Abroad" column is gross movements into the City from abroad.

Figure 88: Overall Movements of Low Income Residents

Individual Income Less Than $25,000

Year: Through 2022

Total Domestic — Intra-State — Inter-State
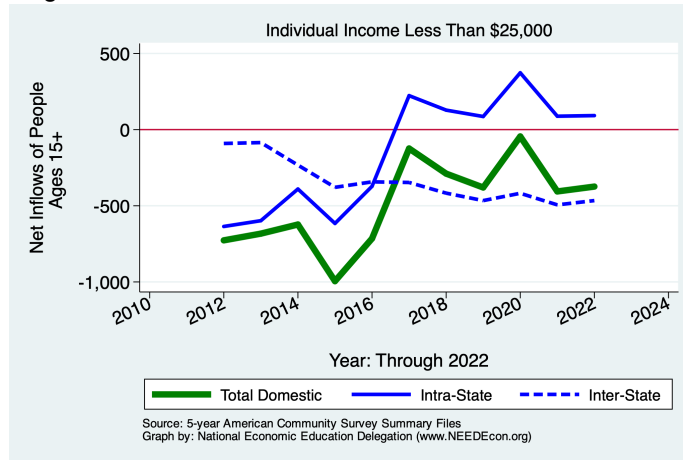
Figure 89: Overall Movements of Middle Income Residents

Individual Income Between $25,000 and $75,000

Year: Through 2022

Total Domestic — Intra-State — Inter-State
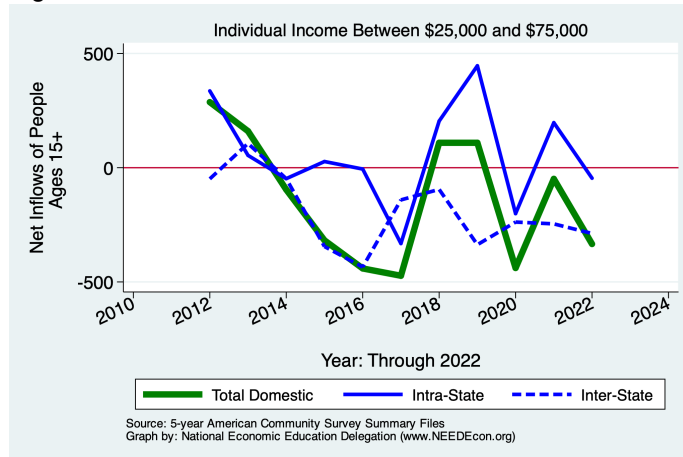
Figure 90: Overall Movements of High Income Residents

Individual Income Greater Than $75,000

Year: Through 2022

Total Domestic — Intra-State — Inter-State

Jon Haveman, Ph.D. ● National Economic Education Delegation
Jon@NEEDEcon.org ● 415-336-5705
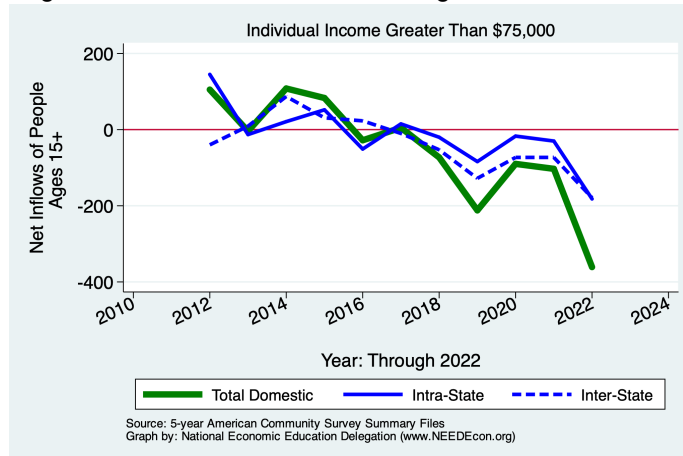
Demographics of Migration Flows

Table 18: Migration by Marital Status

		Net Inflows				
			Same State			
			W/in	Between	Across	From
Category	Population	All Migration	County	Counties	States	Abroad
Never married	31,648	1,480	251	1,064	165	0
Now married, except separated	44,434	−438	−872	839	−405	0
Divorced	11,763	442	145	151	146	0
Separated	599	−172	175	−247	−100	0
Widowed	4,930	−74	−52	153	−175	0
Total:	93,374	1,238	−353	1,960	−369	0

Source: 2022 1-year American Community Survey, Summary File

Table 19: Migration by Tenure

		Net Inflows				
			Same State			
			W/in	Between	Across	From
Category	Population	All Migration	County	Counties	States	Abroad
Householder lived in owner-occupied housing units	66,008	−197	−880	1,016	−333	0
Householder lived in renter-occupied housing units	40,045	969	143	847	−21	0
Total:	106,053	772	−737	1,863	−354	0

Source: 2022 1-year American Community Survey, Summary File

Figure 91: Domestic Movements of Residents by Tenure

Source: 1-year American Community Survey Summary Files
Graph by: National Economic Education Delegation (www.NEEDEcon.org)
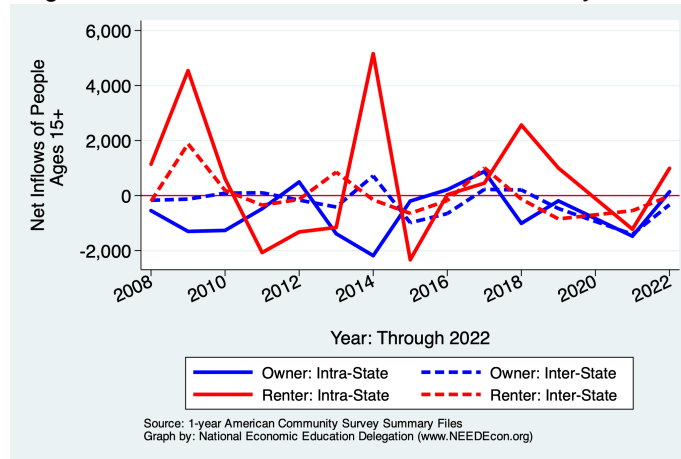
Table 20: Migration by Age

| | | | Net Inflows | | | |
| | | | | Same State | | |
Category	Population	All Migration	W/in County	Between Counties	Across States	From Abroad
1 to 4 years	4,389	−72	−83	52	−68	27
5 to 17 years	16,935	475	128	203	87	57
18 and 19 years	2,566	−228	−54	−127	−47	0
20 to 24 years	6,172	−140	−61	−17	−62	0
25 to 29 years	7,488	−95	18	−76	−47	10
30 to 34 years	7,416	43	−43	73	−79	92
35 to 39 years	7,252	163	34	236	−155	48
40 to 44 years	6,971	−50	7	−100	−19	62
45 to 49 years	6,700	277	110	148	−2	21
50 to 54 years	7,264	−90	−107	55	−38	0
55 to 59 years	7,866	−458	−257	−83	−118	0
60 to 64 years	8,376	−562	−125	−256	−187	6
65 to 69 years	6,456	121	40	107	−40	14
70 to 74 years	5,555	−90	−56	9	−43	0
75 years and over	7,950	152	176	72	−117	21
Total Population:	109,356	−554	−273	296	−935	358

Source: 2022 5-year American Community Survey, Summary File

Table 21: Migration by Educational Attainment

| | | | Net Inflows | | | |
| | | | | Same State | | |
Category	Population	All Migration	W/in County	Between Counties	Across States	From Abroad
Less than high school graduate	6,041	385	−28	413	0	0
High school graduate (includes equiv)	12,521	418	128	351	−61	0
Some college or assoc. degree	25,554	−1,245	−360	−405	−480	0
Bachelor's degree	23,665	448	−655	1,156	−53	0
Graduate or professional degree	12,164	717	520	184	13	0
Total:	79,945	723	−395	1,699	−581	0

Source: 2022 1-year American Community Survey, Summary File

Table 22: Median Income of Migration Flows

Flow	In-Migration	Out-Migration
Same House 1 Year Ago	46,137	46,137
Moved Within Same County	54,240	53,786
Moved to Different County, Same State	47,037	71,525
Moved Between States	10,943	33,333
Total Population:	46,690	47,442

Source: 2022 1-year American Community Survey, Summary File

Table 23: Median Age of Migration Flows

Flow	In-Migration	Out-Migration
Same House 1 Year Ago	46.3	46.3
Moved Within Same County	31.9	31.7
Moved to Different County, Same State	31.5	30.0
Moved Between States	25.7	35.3
Total Population:	44.3	44.4

Source: 2022 1-year American Community Survey, Summary File

References and Sources

The majority of the data presented in this report are from the American Community Survey (ACS). For larger geographies, the 1-year Summary Files provide the data. For smaller communities, roughly those with less than 65,000 in population in 2021, the 5-year Summary Files provide the data.

The ACS data are supplemented by building permit data from the U.S. Census Bureau, population and housing data from the California Department of Finance, and home price and rental rates from Zillow.

U.S. Census Bureau. American Community Survey 1-year and 5-year Summary Files. https://www.census.gov/programs-surveys/acs/data/data-via-ftp.html. The 1-year data are released in September each year and the 5-year data are relased in January.

Zillow Research Data https://www.zillow.com/research/data/

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