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Analysis of the
**VENTURA COUNTY,
CALIFORNIA
HOUSING MARKET**

as of May 1, 1970

**DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT**

OCT 9 1970

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**A Report by the
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FEDERAL HOUSING ADMINISTRATION
WASHINGTON, D. C. 20411**

September 1970

FHA Housing Market Analysis
Ventura County, California, as of May 1, 1970

Foreword

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This analysis has been prepared for the assistance and guidance of the Federal Housing Administration in its operations. The factual information, findings, and conclusions may be useful also to builders, mortgagees, and others concerned with local housing problems and trends. The analysis does not purport to make determinations with respect to the acceptability of any particular mortgage insurance proposals that may be under consideration in the subject locality.

The factual framework for this analysis was developed by the Economic and Market Analysis Division as thoroughly as possible on the basis of information available on the "as of" date from both local and national sources. Of course, estimates and judgments made on the basis of information available on the "as of" date may be modified considerably by subsequent market developments.

The prospective demand or occupancy potentials expressed in the analysis are based upon an evaluation of the factors available on the "as of" date. They cannot be construed as forecasts of building activity; rather, they express the prospective housing production which would maintain a reasonable balance in demand-supply relationships under conditions analyzed for the "as of" date.

Department of Housing and Urban Development
Federal Housing Administration
Economic and Market Analysis Division
Washington, D. C.

FHA HOUSING MARKET ANALYSIS - VENTURA COUNTY, CALIFORNIA
AS OF MAY 1, 1970^{1/}

The Ventura County, California, Housing Market Area (HMA) consists of all of Ventura County and is coterminous with the Oxnard-Ventura Standard Metropolitan Statistical Area (SMSA) as defined by the Bureau of the Budget in February 1965. The HMA, with a population of 385,800 as of May 1, 1970, is bordered on the east by Los Angeles County, on the west by Santa Barbara County, and on the north by Kern County. Although the HMA is large in size (1,851 square miles), the northern half comprises the Los Padres National Forest and is mostly uninhabited. The southern half of the county, however, contains three large population concentrations; the Oxnard-Ventura-Port Hueneme-Camarillo area, the Simi Valley, and the Conejo Valley.

A "spillover" of residents from Los Angeles County and significant increases in total employment in Ventura County resulted in a rapid rate of population growth and household formation during the 1960-1964 period. Residential building construction during this period and in the following year exceeded household growth, creating a serious surplus in all sectors of the county's housing market. Although residential construction volume was sharply curtailed in 1966 and 1967, reduced levels of in-migration

^{1/} Data in this analysis are supplementary to a previous FHA analysis of the area as of May 1, 1967. May 1, 1967 estimates have been revised where necessary to reflect new information.

and only moderate employment gains further aggravated the condition of the housing market. General recovery began in Ventura County in 1968 when in-migration started to increase and a number of industrial plants were attracted to the area. It was not until late 1968, however, that significant progress was apparent in the reduction of the excess supply of sales and rental units.

Anticipated Housing Demand

Taking into consideration the projected expansion of the Ventura County economy during the next two years, current supply-demand relationships, and the anticipated loss of units through demolition and other causes, there will be a demand for 5,400 new, nonsubsidized, housing units a year during the period from May 1, 1970 to May 1, 1972. The most desirable supply-demand balance will be achieved if annual construction volume includes about 3,800 single-family houses and 1,600 units in multifamily structures. It is anticipated that demand from an additional 200 households will be met by mobile homes. Annual demand distributions for single-family houses by price classes and for multifamily rental units by gross monthly rents and unit sizes are shown in table I.

The annual demand for nonsubsidized multifamily housing units in Ventura County includes 300 units which may be absorbed as multifamily sales housing units marketed as cooperatives or condominiums. It is estimated that the majority of multifamily sales houses should be one- and two-bedroom units priced below \$20,000. Because of limited market experience, the absorption of these units should be observed constantly for signs of a slackening of marketability.

The projected annual demand (excluding mobile homes) falls below the volume of new construction authorized during 1969, but exceeds the levels of new construction during each of the preceding three years. The present demand estimates are not intended to be predictions of short-term construction volume, but rather suggestive levels of construction designed to provide stability in the housing market based on long-term trends evident in the area. Production of new housing units at the levels indicated suggest the absorption of a number of existing, excess vacant single-family units, which would result in a better balance between supply and demand forces in the housing market.

Occupancy Potential for Subsidized Housing

Federal assistance in financing costs for new housing for low- or moderate-income families may be provided through a number of different programs administered by FHA: monthly rent supplements in rental projects financed under Section 221(d)(3); partial payment of interest on home mortgages insured under Section 235; partial interest payment on project mortgages insured under Section 236; and federal assistance to local housing authorities for low-rent public housing.

The estimated occupancy potentials for subsidized housing are designed to determine, for each program, (1) the number of families and individuals who can be served under the program and (2) the proportion of these households that can reasonably be expected to seek new subsidized housing during the forecast period. Household eligibility for the Section 235 and Section 236 programs is determined primarily by evidence that household or family income is below established limits but sufficient to pay the minimum achievable rent or monthly payment for the specified program. Insofar as the income requirement is concerned, all families and individuals with income below the income limits are assumed to be eligible for public housing and rent supplement; there may be other requirements for eligibility, particularly the requirement that current living quarters be substandard for families to be eligible for rent supplements. Some families may be alternatively eligible for assistance under more than one of these programs or under other assistance programs using federal or state support. The total occupancy potential for federally assisted housing approximates the sum of the potentials for public housing and Section 236 housing. For the Ventura HMA, the total occupancy potential is estimated to be 785 units annually, including 270 units for the elderly (see table II). Future approvals under each program should take into account any intervening approvals under other programs which serve the same families and individuals.

The annual occupancy potentials^{1/} for subsidized housing discussed below are based upon 1970 incomes, the occupancy of substandard housing, estimates of the elderly population, income limits in effect on May 1, 1970, and on available market experience.^{2/}

Sales Housing under Section 235. Sales housing can be provided for low, to moderate-income families under the provisions of Section 235. Based on exception income limits, approximately 235 houses a year could be absorbed in the HMA during the two-year period from May 1, 1970 to May 1, 1972. Utilizing regular income limits, the potential would be

^{1/} The occupancy potentials referred to in this analysis have been calculated to reflect the strength of the market in view of existing vacancy. The successful attainment of the calculated potentials for subsidized housing may well depend upon construction in suitably accessible locations, as well as distribution of rents and sales prices over the complete range attainable for housing under the specified program.

^{2/} Families with income inadequate to purchase or rent nonsubsidized housing generally are eligible for one form or another of subsidized housing. However, little or no housing has been provided under some of the subsidized housing programs and absorption rates remain to be tested.

reduced by an estimated five percent. Approximately 35 percent of the families eligible under this program are five or more person households. All families eligible for Section 235 housing also are eligible under Section 236. To date, no housing has been completed and sold in this area under the provisions of Section 235; however, there is one project with a total of 20 units under construction and commitments are outstanding for two other projects involving an additional 65 units. Should these units become available during the first year of the forecast period, the initial year's potential would be reduced to about 150 units. In addition, a substantial part of the first year's potential could be met by the 220 Section 236 units which are either under construction or under commitment.

Rental Units under the Public Housing or Rent-Supplement Programs.

These two programs serve essentially the same low-income households. The principal differences arise from the manner in which net income is computed for each program and other eligibility requirements. The annual occupancy potential for public housing is estimated at 315 units for families and 220 units for elderly couples or individuals. Approximately 10 percent of the families and 30 percent of the elderly also are eligible for housing under Section 236 (see table II). In the case of the more restrictive rent-supplement program, the potential for families would be somewhat less than under public housing but the market from among the elderly would be unchanged. As of May 1, 1970, there were 1,150 public housing units under management in the Ventura County HMA, including 210 units for elderly occupancy. The only rent-supplement housing in the HMA is a 96-unit project located in the city of Ventura; this project has been on the market for less than one month.

Rental Units under Section 236.^{1/} Moderately-priced rental units can be provided under Section 236. Utilizing exception income limits, the annual occupancy potential under Section 236 is estimated at 335 units, including 235 units for families and 120 units for elderly individuals and couples. Based on regular income limits, the potential for families would be reduced by approximately five percent; the potential for the elderly would remain unchanged. Nearly 15 percent of the families eligible for housing under Section 236 are alternatively eligible for public housing and 60 percent of the elderly households qualify for such accommodations.

^{1/} Interest reduction payments also may be made with respect to cooperative housing projects. Occupancy requirements under Section 236, however, are identical for both tenants and cooperative owner-occupants.

Because the income limits are the same, families eligible under Section 236 also are eligible for Section 235 housing; the two are not additive. There is one Section 236 project under construction in the HMA and one project with a commitment outstanding. These projects, designed for families, involve a total of 220 units. The units under construction or committed together with the Section 235 housing under construction and under commitment would completely satisfy the first year's potential. However, if these units are absorbed rapidly, an upward revision of the potential for successive years should be considered.

The Sales Market

The market for new sales housing in the Ventura County HMA, aided by a significant reduction in single-family construction volume during 1966 and 1967, has improved considerably since May 1, 1967. The most significant improvement since 1967 has been in the length of time which new units remain unsold. A January 1970 unsold inventory survey conducted by the Los Angeles FHA Insuring Office indicates that only 225 single-family units completed in subdivisions with five or more completions remained unsold for more than one year, compared with approximately 1,375 units in a similar survey conducted in January 1967. Although the number of houses completed over 12 months and unsold has been reduced since 1967, the large volume of single-family construction during 1969 coupled with the tight mortgage market have been the main reasons for the failure of the sales market to achieve a reasonable balance. The excess of new units completed during 1969 is particularly acute in the Conejo Valley and in scattered sections in and near the city of Ventura. The January 1970 unsold inventory survey indicates that of the 1,800 speculatively built single-family houses completed in tracts with five or more completions during 1969, approximately 475 (26 percent) remained unsold at the end of the year. Of these unsold units approximately 50 percent were in the Conejo Valley and 20 percent were in the Ventura area.

Most new construction in the Ventura County HMA is in the Conejo and Simi Valleys. New houses in the Conejo Valley generally are priced above \$30,000. Primarily because of the shortage of mortgage funds and of declines in aerospace employment, absorption of new units in this area during the past year has been poor. New sales units in the Simi Valley, usually priced between \$22,000 and \$30,000, have experienced good levels of absorption. The success of the sales market in this portion of the HMA during the past year may be attributed to the increased out-migration from Los Angeles County by families who, typically, are either upgrading their housing accommodations or making their first purchase of a house. Some measurable sales volume has occurred in or near the cities of Oxnard, Ventura, and Camarillo. The marketability of units priced below \$25,000 has been excellent during the past year in each location; however, the assimilation of new sales units priced above \$25,000, especially in the Ventura area, has been slow.

The sales market for existing units is tight in all locations throughout the HMA. Because of the slow rate of turnover in existing units, the supply of used homes available for sale is limited. Most used houses, priced between \$15,000 and \$25,000, are sold after very short periods of market exposure.

The Rental Market

The rental market in the Ventura County HMA was comparatively tight as of May 1, 1970. Rental vacancy levels have been reduced (from 8.2 percent in 1967 to 3.5 percent in 1970) although multifamily construction volume has increased significantly during the past year. Though there has been a reduction in total military and military-connected personnel strength at the two naval complexes in the HMA and Oxnard Air Force Base has been deactivated, the adverse effect upon the county's rental market has been slight. New units have been filled readily and older units have achieved high levels of occupancy.

Virtually all of the new apartments built during the past year have been constructed in the cities of Oxnard, Ventura, Camarillo, and Thousand Oaks. Generally, all of the new construction has been low density, one- to three-story, walk-up garden apartment projects. Gross monthly rents for new one- and two-bedroom apartments in the cities of Oxnard, Ventura, and Camarillo usually start at about \$150 and \$170, respectively. Gross monthly rents in the city of Thousand Oaks generally range from 10 to 20 percent higher. During the past two years, a number of semi-luxury multifamily complexes have been constructed in the cities of Oxnard and Ventura. The major property management firms report that occupancy during the past year in these complexes has averaged about 95 to 97 percent, and that most units have rented soon after completion. Most of these units offer various amenities such as tennis courts, swimming pools, and saunas; gross monthly rents range from about \$180 for a one-bedroom unit to about \$240 for a two-bedroom apartment.

Economic, Demographic, and Housing Factors

The estimated demand for new housing during the next two years is based on trends in employment, income, population, and housing factors summarized below.

Employment. The economy of Ventura County has undergone significant changes since 1960. The role of agriculture has steadily diminished. Agricultural employment averaged only 10 percent of total employment in 1969, compared with 20 percent as late as 1960. On the other hand, the ratio of manufacturing employment to total employment increased from 10 percent in 1960 to 13 percent in 1969, while nonmanufacturing employment increased from 70 percent in 1960 to 77 percent in 1969.

Total employment averaged 112,600 during the twelve-month period ending February 1970, reflecting an increase of 4,600 over the average recorded for the twelve-month period ending February 1969 (see table III). While agricultural employment remained at its previous level, there were gains in virtually all of the nonagricultural industry divisions over the previous period except durable goods manufacturing and federal government. Losses in each sector of 500 and 200, respectively, can be attributed to declines in the aerospace industry and in federal civil service personnel. Principal increases since the last twelve-month period mainly occurred in trade (1,300), services (1,200), state and local government (1,000), and construction (800).

Changes in total employment since 1960 have been irregular. During the 1960-1962 period, total employment increased by an average of only 2,500 a year, but subsequently rose by an annual average of 7,450 during the 1962-1964 period. Most of the growth during the latter period was attributable largely to a significant build-up in the aerospace and military complexes and to a high level of demand for goods and services associated with a "spillover" of residents from Los Angeles County. As a result of a definite downturn in the rate of growth of manufacturing jobs and to decreased levels of in-migration to the HMA, total employment increased by an average of only 3,950 a year during the 1964-1967 period. Since 1967, however, the county has been successful in attracting a number of non-aerospace industrial firms and in-migration has increased somewhat. Between 1967 and 1968 and between 1968 and 1969, total employment recorded increments of 6,400 and 5,600, respectively.

Military. There are two major defense installations in the Ventura County HMA--the Naval Construction Battalion Center at Port Hueneme and four related facilities at Point Mugu which include the Pacific Missile Range, the Naval Missile Center, the Naval Air Station, and the Naval Astronautics Group. Another installation, Oxnard Air Force Base, was completely phased out between November 1969 and February 1970. As of December 31, 1969, the consolidated assigned military strength of the Port Hueneme-Point Mugu complex was 8,853, compared with 10,858 one year earlier (see table IV). Civilian personnel strength totaled 9,230 in December 1969, compared with a total of 9,846 in December 1968. Assigned military strength at Oxnard AFB totaled only 280 in December 1969, contrasted with 1,196 in the preceding year. Civilian personnel was 212 at the end of 1969, compared with 265 the previous year.

During the period from December 31, 1962 to December 31, 1969, consolidated assigned military and civilian personnel strength at the three bases in the HMA ranged from a low of 12,592 in 1962 to a high of 22,165 in 1968. During the next two years, the military and civilian personnel strength at the Port Hueneme-Point Mugu complex is expected to decrease by about 800 below the December 1969 total.

Outlook. During the next two years, total employment in the Ventura County HMA is expected to increase by an average of 4,950 jobs annually. About 85 percent of the increase will be concentrated in the nonmanufacturing sector of the economy. Because of continued in-migration to the HMA by families whose main place of employment is in Los Angeles County, increments in this sector are expected to occur mainly in services, trade, and state and local government. Manufacturing employment in the HMA is expected to increase by about 750 workers a year during the period from May 1, 1970 to May 1, 1972. The most significant increases in this category should occur in the other nondurable goods industry division and in the food and kindred products division. The ordnance and transportation equipment industry division, severely affected by the recent reduction in federal defense expenditures, is expected to stabilize during the next two years. Because of the potential employment sources in manufacturing industries during the next two years, agricultural workers may be attracted to these industries, causing a slight decline in total agricultural employment.

Income. In May 1970, the median annual income of all families (including military) in the Ventura County HMA was about \$8,950, after deduction of federal income taxes. The median after-tax income of renter households of two or more persons (including military) was \$7,600 a year. The 1970 median after-tax incomes compare with the May 1967 median incomes of \$8,450 for all families and \$7,175 for renter households of two or more persons. Detailed distributions of all families and renter households by 1967 and 1970 income classes are presented in table V.

Population and Households. As of May 1, 1970, the population of the Ventura County HMA was approximately 385,800,^{1/} reflecting an average annual increase of 14,425 since May 1, 1967 (see table VI). Significant levels of out-migration of the military-connected population^{2/} during the past three years and reduced levels of in-migration from Los Angeles County during the 1966-1967 period resulted in an annual population gain substantially below the average of 20,250 persons a year during the April 1960-May 1967 period. The May 1970 population included approximately 44,300 military and military-connected persons, compared with 52,700 on May 1, 1967.

^{1/} Locally reported preliminary population and household counts from the 1970 Census may not be consistent with the demographic estimates in this analysis. Final official census population and household data will be made available by the Census Bureau in the next several months.

^{2/} Includes uniformed military personnel and their dependents, and civilian employees working at the military installations of the HMA and their dependents.

Based on the prospects of economic growth, on anticipated high levels of in-migration to the HMA, and on reductions in military cutbacks, it is estimated that the population of Ventura County will increase by an average of 16,850 persons annually during the next two years, reaching a total of 419,500 by May 1, 1972. During the May 1970-May 1972 period the anticipated loss of 1,200 military and military-connected persons a year is likely to be offset by an annual nonmilitary population gain of 18,050 persons.

There were about 111,100 households in the Ventura County HMA as of May 1, 1970, an average annual increase of 4,925 since May 1967. Largely because of the out-migration of military and military-connected households,^{1/} growth in households during the last three years was significantly below the April 1960-May 1967 average annual increase of 5,875. Of the 111,100 households in the HMA, approximately 11,400 are military or military-connected, reflecting an average annual decrease of 600 since May 1967. During the next two years, it is anticipated that the number of households in the HMA will increase by an average of 5,300 a year. The number of military and military-connected households is expected to decrease by 300 a year, while the number of nonmilitary connected households is expected to increase by about 5,600 a year.

Housing Inventory and Residential Construction. As of May 1, 1970, there were approximately 117,200 housing units in the Ventura County HMA, reflecting an increase of 12,500 over the May 1, 1967 inventory of 104,700 (see table VII). The increase during the last three years resulted from the addition of 12,900 units through new construction and conversions, the addition of 700 trailers, and the loss of 1,100 units through demolition or other causes. There were approximately 1,400 housing units under construction on May 1, 1970, including about 1,000 single-family houses and 400 units in multifamily structures.

The total May 1970 housing inventory includes about 1,400 housing units located at the former site of Oxnard AFB and at the Port Hueneme-Point Mugu complex. Of these military housing units, approximately 1,160 were Capehart or Wherry units and 240 were appropriated fund units. The housing units located at the previous site of Oxnard AFB presently are being utilized by military personnel assigned to the Port Hueneme-Point Mugu complex.

As measured by building permits issued, which cover the entire HMA, residential construction varied greatly from year to year throughout the 1960's. Single-family construction rose each year between 1960 and 1964, reaching its highest level of the 1960's in 1964 when 7,004 houses were authorized (see table VIII). The total number of single-family houses authorized dropped to 4,219 in 1965 and to 2,094 in 1966 (the lowest level of the 1960's). After only a moderate increase in 1967, single-family

^{1/} Includes households with uniformed military or military-connected civilian head.

houses authorized rose to 4,060 in 1968 and to 4,201 in 1969. Multifamily construction in the HMA rose each year between 1960 and 1963, from a total of 572 in 1960 to a peak of 1,997 in 1963. After modest declines in 1964 and 1965, multifamily construction slumped to an average of 625 a year during the 1966-1968 period but subsequently rose to 1,790 in 1969.

Vacancy. There were 6,100 vacant housing units in the Ventura County HMA as of May 1, 1970, including 1,700 units available for sale, 1,200 units available for rent, and 3,200 units either unsuitable or unavailable (see table VII). The current available vacant sales and rental units represent vacancy ratios of 2.1 percent and 3.5 percent, respectively. The May 1970 vacancy ratios correspond with respective May 1967 rates of 3.6 percent and 8.2 percent.

Table I

Annual Demand for New Nonsubsidized Housing
Ventura County, California, Housing Market Area
May 1, 1970 - May 1, 1972

(A) Single-family

<u>Sales price</u>	<u>Number of units</u>	<u>Percent of total</u>
Under \$20,000	300	8
\$20,000 - 22,499	600	16
22,500 - 24,999	800	21
25,000 - 29,999	950	25
30,000 - 34,999	550	14
35,000 and over	600	16
Total	<u>3,800</u>	<u>100</u>

(B) Multifamily Rental Units

<u>Gross monthly rent^{a/}</u>	<u>Unit size</u>			
	<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedrooms</u>	<u>Three bedrooms</u>
\$120 - 139	35		-	-
140 - 159	15	170	-	-
160 - 179	5	180	155	-
180 - 199	-	70	210	-
200 - 219	-	30	110	35
220 - 239	-	15	75	30
240 - 259	-	10	35	20
260 and over	-	5	40	55
Total	<u>55</u>	<u>480</u>	<u>625</u>	<u>140</u>

^{a/} Gross monthly rent is shelter rent plus the cost of utilities

Source: Estimated by Housing Market Analyst

Table II

Estimated Occupancy Potential for Subsidized Rental Housing
Ventura County, California, HMA
May 1, 1970 - May 1, 1972

(A) Families

<u>Unit size</u>	<u>Section 236a/ exclusively</u>	<u>Eligible for both programs</u>	<u>Public housing exclusively</u>	<u>Total for both programs</u>
One bedroom	30	10	60	100
Two bedrooms	85	15	125	225
Three bedrooms or more	<u>85</u>	<u>10</u>	<u>95</u>	<u>190</u>
Total	200	35 _{b/}	280 _{b/}	515

(B) Elderly

<u>Unit size</u>	<u>Section 236a/ exclusively</u>	<u>Elderly eligible for both programs</u>	<u>Public housing exclusively</u>	<u>Total for both programs</u>
Efficiency	35	55	130	220
One bedroom	<u>15</u>	<u>15</u>	<u>20</u>	<u>50</u>
Total	50 _{c/}	70 _{d/}	150 _{d/}	270

a/ Estimates are based upon exception income limits.

b/ Approximately 40 percent of these families also are eligible under the rent supplement program.

c/ Applications and commitments under Section 202 are being converted to Section 236.

d/ All of the elderly couples and individuals also are eligible for rent supplement payments.

Table III

Civilian Work Force Components
Ventura County, California, HMA, 1960-1969
 (Annual averages in thousands)

	1960	1961	1962	1963	1964	1965	1966	1967	1968	1969	<u>12 months ending February</u>	
	72.8	75.1	78.3	86.5	93.9	99.2	103.6	106.4	112.2	117.6	1969	1970
Total civilian work force											113.4	117.9
Unemployment	4.1	4.8	4.6	4.9	5.3	6.7	6.2	6.0	5.4	5.2	5.4	5.3
Rate	5.6	6.4	5.9	5.7	5.6	6.8	6.0	5.6	4.8	4.4	4.8	4.5
Total employment	68.7	70.3	73.7	81.6	88.6	92.5	97.4	100.4	106.8	112.4	108.0	112.6
Agricultural employment	13.6	13.3	12.1	12.0	11.6	11.0	11.3	10.9	11.3	11.3	11.3	11.3
Nonagricultural employment	55.1	57.0	61.6	69.6	77.0	81.5	86.1	89.5	95.5	101.1	96.7	101.3
Manufacturing	6.9	6.7	7.8	10.7	12.0	12.5	12.6	13.1	14.6	15.0	14.8	14.9
Durable goods	NA	4.2	5.3	7.9	9.1	9.4	9.2	9.4	10.6	10.4	10.7	10.2
Stone, clay, glass	NA	0.2	0.2	0.3	0.3	0.3	0.3	0.3	0.2	0.3	0.3	0.3
Machinery	NA	1.0	1.2	1.7	2.0	2.5	3.1	3.4	3.8	3.8	3.7	3.7
Ord. trans. equip.	NA	2.1	2.7	4.8	5.5	5.4	4.6	4.3	4.9	4.4	5.0	4.3
Other durables <u>a/</u>	NA	0.9	1.2	1.1	1.3	1.2	1.2	1.4	1.7	1.9	1.7	1.9
Nondurable goods	NA	2.5	2.5	2.8	2.9	3.1	3.4	3.7	4.0	4.6	4.1	4.7
Food, kindred	NA	1.2	1.2	1.1	1.2	1.3	1.3	1.6	1.7	1.8	1.7	1.8
Apparel	NA	0.2	0.2	0.3	0.3	0.4	0.4	0.4	0.5	0.6	0.6	0.6
Printing, publishing	NA	0.4	0.5	0.5	0.6	0.6	0.7	0.7	0.7	0.8	0.7	0.8
Other nondurables <u>b/</u>	NA	0.7	0.6	0.9	0.8	0.8	1.0	1.0	1.1	1.4	1.1	1.5
Nonmanufacturing	48.2	50.3	53.8	58.9	65.0	69.0	73.5	76.4	80.9	86.1	81.9	86.4
Mining	2.8	2.6	2.4	2.3	2.5	2.4	2.3	2.2	1.9	1.9	1.9	1.9
Construction <u>c/</u>	3.9	4.1	4.7	4.9	5.5	5.5	4.6	3.9	4.1	4.9	4.2	5.0
Trans., comm., util.	2.6	2.8	2.9	3.1	3.3	3.4	3.9	3.8	4.0	4.3	4.0	4.3
Trade	12.8	13.4	14.4	16.1	18.1	19.1	20.6	21.0	21.6	22.9	21.8	23.1
Wholesale	NA	3.1	3.3	3.3	3.5	3.6	3.9	4.0	3.8	3.8	3.8	3.8
Retail	NA	10.3	11.1	12.8	14.6	15.5	16.7	17.0	17.8	19.1	18.0	19.3
Fin., ins., real estate <u>d/</u>	1.7	1.8	2.1	2.2	2.5	2.8	2.9	3.1	3.6	3.8	3.7	3.8
Services	9.3	9.9	10.7	12.0	13.6	15.0	16.2	17.1	18.2	19.6	18.4	19.6
Government <u>e/</u>	15.1	15.7	16.6	18.3	19.5	20.8	23.0	25.3	27.5	28.7	27.9	28.7
Federal	6.6	6.9	7.1	7.2	7.1	7.3	8.7	10.4	11.4	11.4	11.5	11.3
State and local	8.5	8.8	9.5	11.1	12.4	13.5	14.3	14.9	16.1	17.3	16.4	17.4

a/ Includes fabricated metal products primary metals, controlling instruments, lumber and wood products, furniture and fixtures, and miscellaneous manufacturing.

b/ Includes chemicals, petroleum refining, rubber and miscellaneous plastics, paper and allied products, and leather products.

c/ Includes employees of construction contractors and operative builders; excludes force account and government construction workers.

d/ Excludes employees of operative builders.

e/ Includes all civilian government employees regardless of the activity in which engaged.

Source: State of California, Department of Human Resources Development.

Table VIII

Housing Units Authorized by Building Permits
Ventura County, HMA, 1960-1970

<u>Area</u>	<u>1960</u>	<u>1961</u>	<u>1962</u>	<u>1963</u>	<u>1964</u>	<u>1965</u>	<u>1966</u>	<u>1967</u>	<u>1968</u>	<u>1969</u>	<u>January-February</u> <u>1970</u>
Ventura County HMA	4,694	6,815	6,761	8,830	8,988	6,006	2,610	2,946	4,776	5,991	379
Single-family	4,122	5,904	5,401	6,833	7,004	4,219	2,094	2,305	4,060	4,201	243
Multifamily	572	911	1,360	1,997	1,984	1,787	516	641	716	1,790	136
Fillmore	10	24	83	64	61	47	47	16	39	24	1
Single-family	10	24	83	64	53	17	45	4	26	9	1
Multifamily	-	-	-	-	8	30	2	12	13	15	-
Ojai	79	185	24	83	60	10	21	9	32	10	1
Single-family	75	136	13	15	4	10	7	9	32	10	1
Multifamily	4	49	11	68	56	-	14	-	-	-	-
Oxnard	620	1,495	1,644	1,445	1,494	899	303	664	827	1,404	81
Single-family	396	1,053	882	707	616	401	47	311	518	625	81
Multifamily	224 ^{b/}	442	762	738	878 ^{f/}	498 ^{i/}	256	353	309	779	-
Port Hueneme	269	206	487 ^{e/}	555	64	119	15	101	98	76	-
Single-family	229	184	318	54	17	6	5	1	96	76	-
Multifamily	40	22	169	501	47 ^{g/}	113	10	100 ^{j/}	2	-	-
San Buenaventura	605	710	680	1,075	1,862	1,342	426	242	548	703	43
Single-family	400	539	502	849	1,305	613	302	184	323	298	3
Multifamily	205 ^{c/}	171	178	226	557	729	124	58	225	405	40
Santa Paula	179	139	63	309	240	243	145	37	30	29	12
Single-family	162	113	49	259	186	140	67	25	23	13	-
Multifamily	17	26	14	50	54	103	78	12	7	16	12
Ventura County Unincorporated Area ^{a/}	2,932	4,056	3,780	5,299	5,207	3,346	1,653	1,877	3,202	3,745	241
Single-family	2,850	3,855 ^{d/}	3,554	4,885	4,823	3,032	1,621	1,771	3,042	3,170	157
Multifamily	82	201	226	414	384 ^{h/}	314	32	106	160	575	84

^{a/} Includes the incorporated cities of Camarillo, Simi Valley, and Thousand Oaks.

^{b/} Includes 70 units of public housing.

^{c/} Includes 100 units of public housing.

^{d/} Includes 202 units of public housing.

^{e/} Includes 200 units of public housing.

^{f/} Includes 100 units of public housing.

^{g/} Includes 20 units of public housing.

^{h/} Includes 75 units of public housing.

^{i/} Includes 50 units of public housing.

^{j/} Includes 60 units of public housing.

Sources: U.S. Bureau of the Census; Security Pacific National Bank; and local permit-issuing places.

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