

32nd Annual Demographic Workshop

June 8, 2021

California Exodus and the Great Plunge in Local Residential Mobility

*Housing Shortages
Have Consequences*

Dowell Myers

USC Price

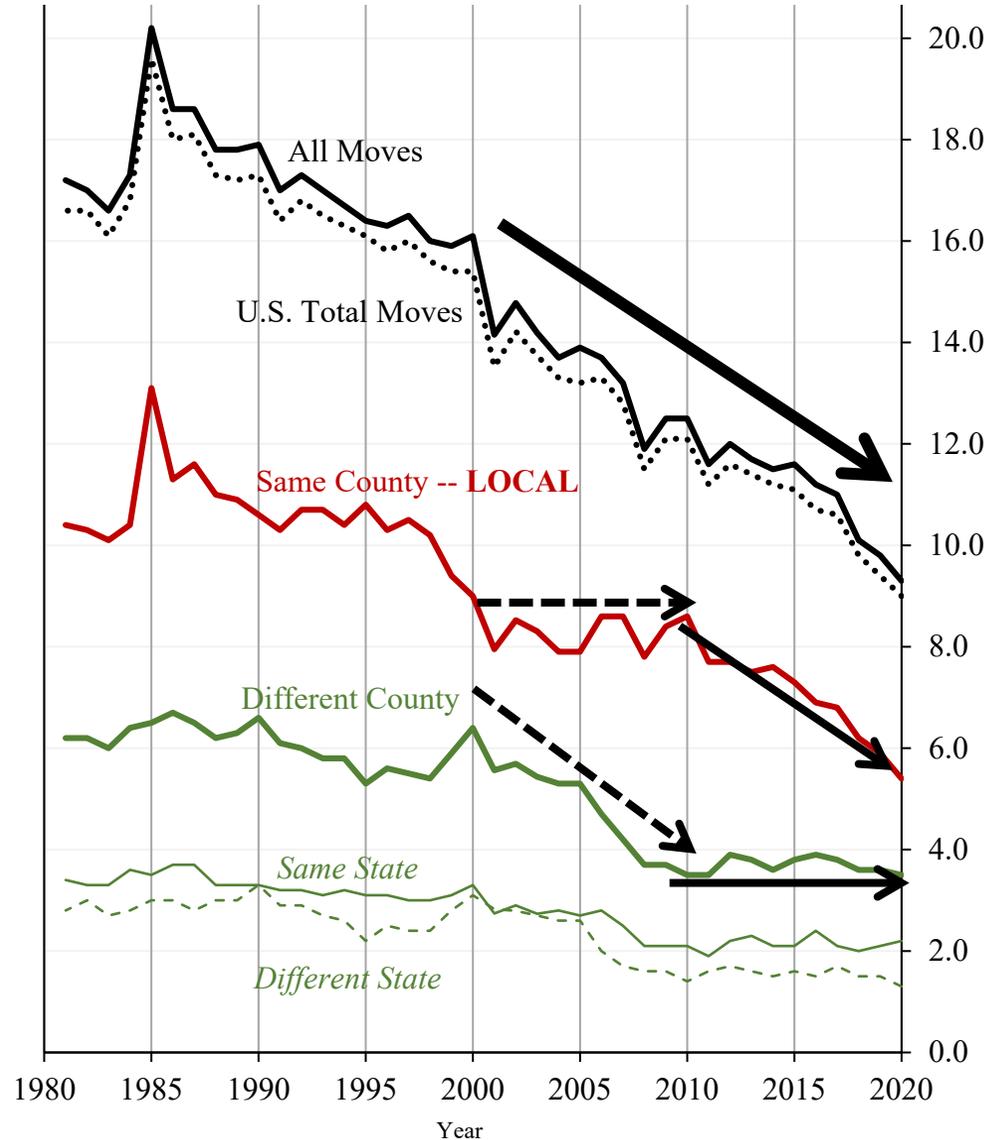
Sol Price School of Public Policy

Population Dynamics Research Group

Credits to Dr. JungHo Park & Seongmoon Cho

Different Trends in Geographic Mobility by Distance and Decade

Four Decade Trend in the Percent of People Who Have Moved to a Different Residence in the Last Year, U.S.



- Moves of all types slowing steadily since 1985, falling to 9.3% -- single digits!
- But **local mobility** versus **migration between counties** declined at different paces
- Why the different rates of change?
UNKNOWN reasons for **migration** slowdown
IGNORED declines in local mobility

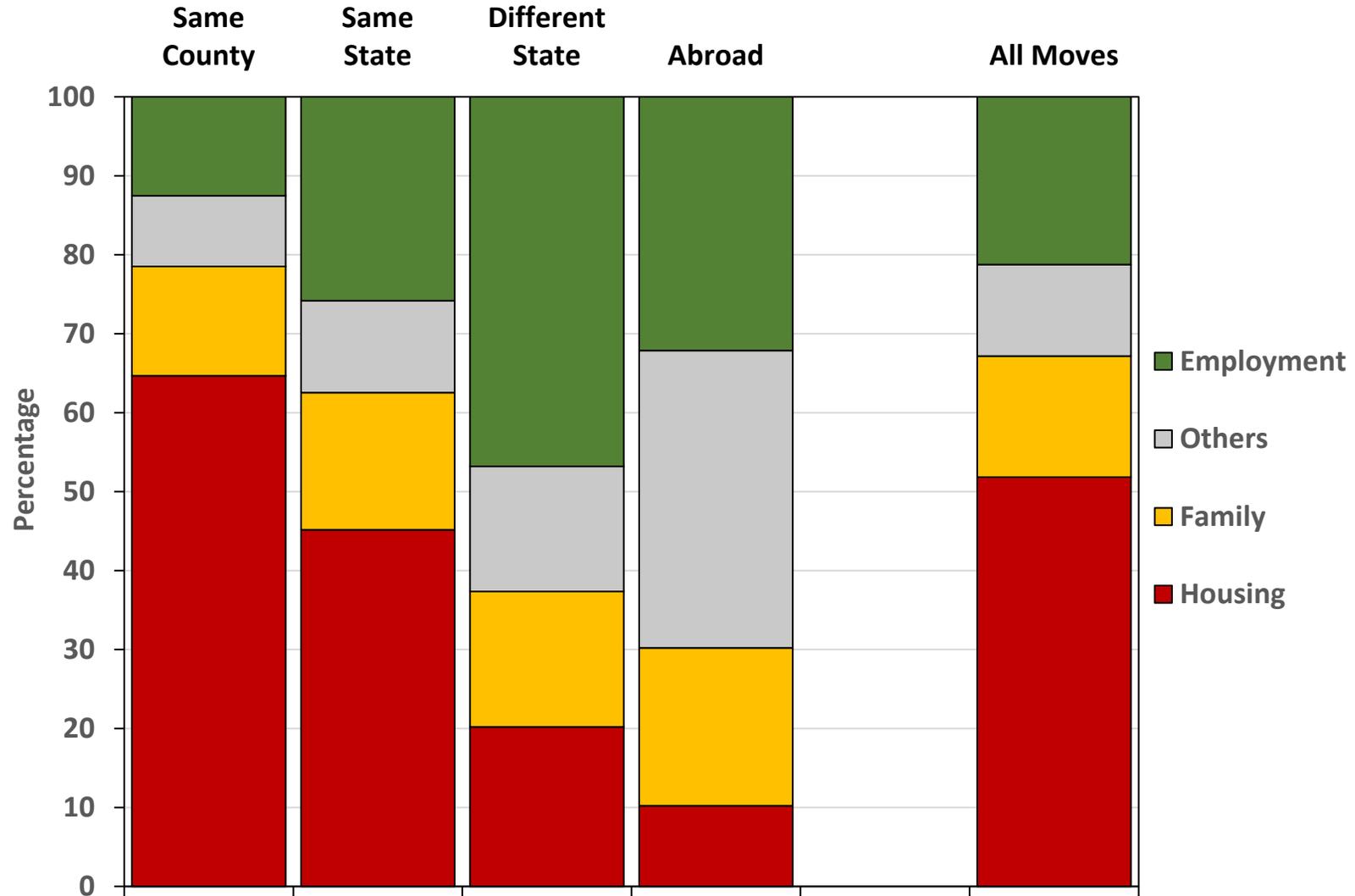
Source: Current Population Survey, Census Bureau; USC PopDynamics

Brief Look at Migration Out of California

**IN migration minus OUT migration
= NET migration**

But WHY do people come and go?

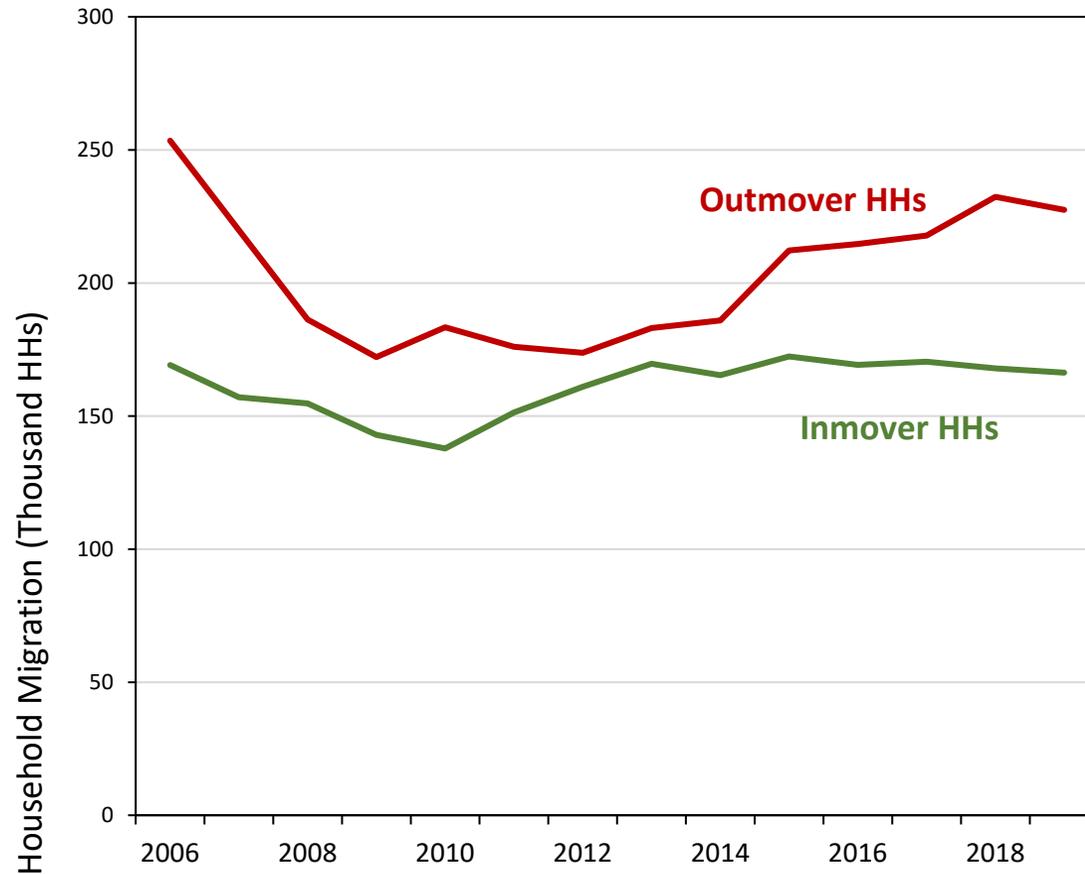
Reasons for Moves, By Type of Movement, U.S., 2019



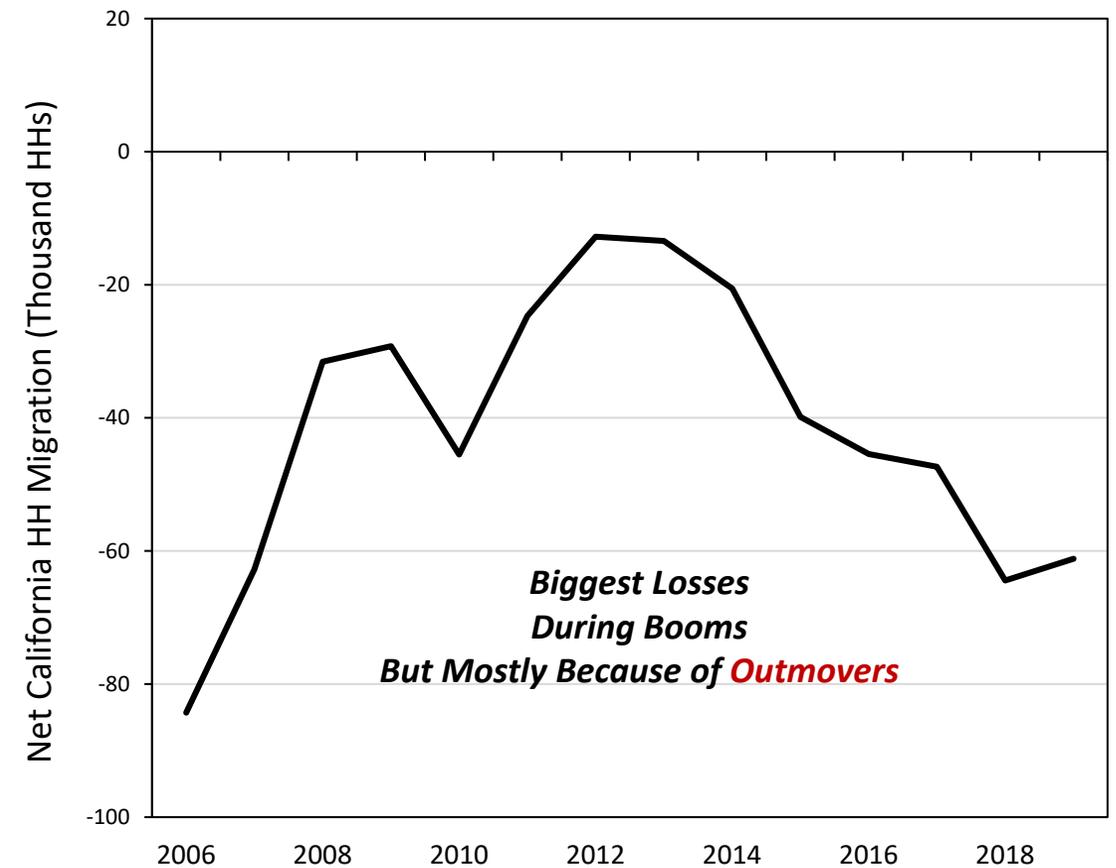
Source: Current Population Survey, Census Bureau; USC PopDynamics analysis

California Lost More Households in Boom Periods

In-mover and Out-mover Households



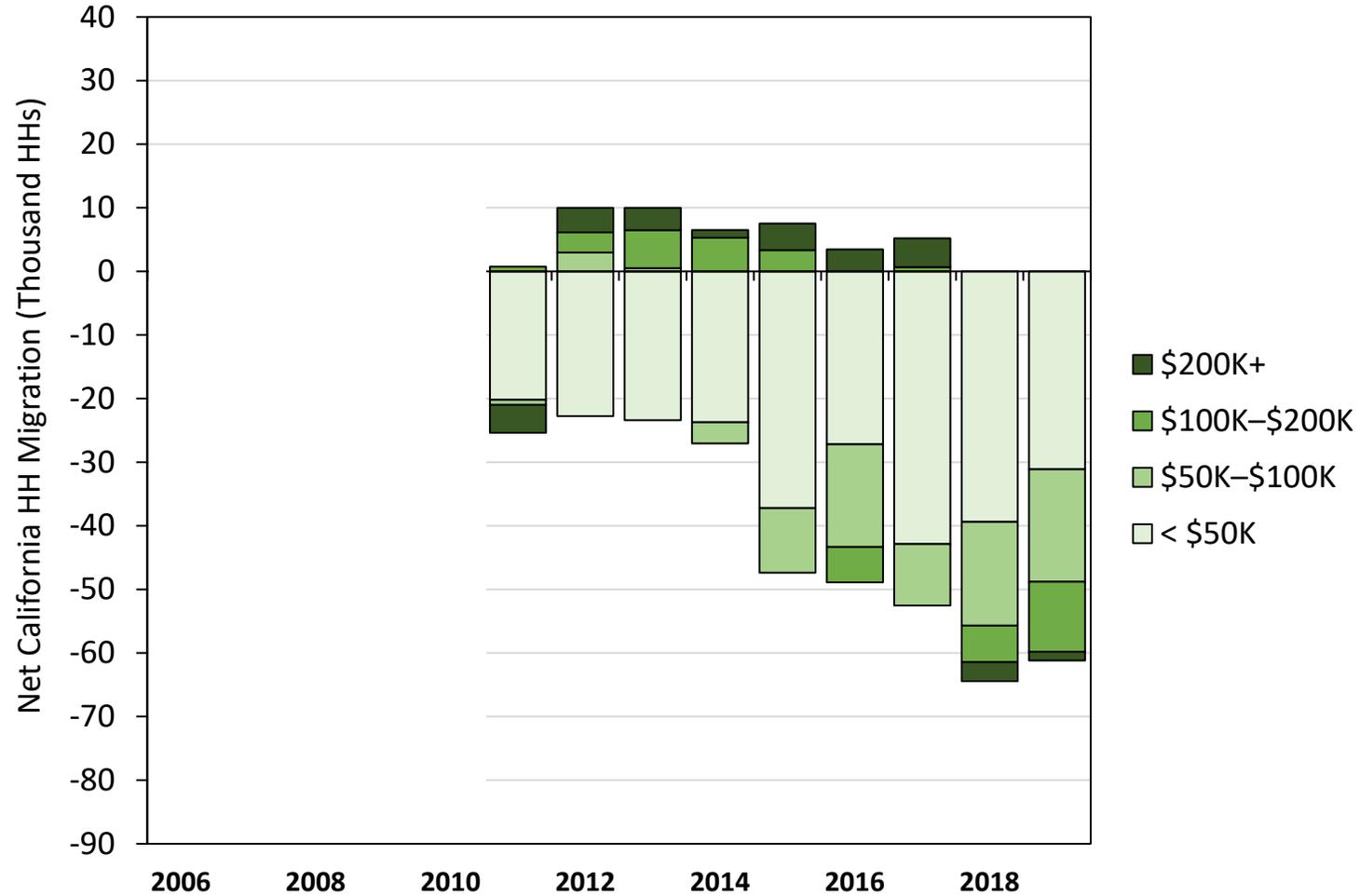
Net Household Migration for California



Source: American Community Survey, Census Bureau; USC PopDynamics analysis by Dr. JungHo Park

California Lost More Households in Boom Periods

Net Migration to California by Household Income in 1000s of Households



Source: American Community Survey, Census Bureau; USC PopDynamics analysis by Dr. JungHo Park

New Discoveries About
The Plunge in Local Residential Mobility

Measured as movement within a metro area

Most severe for renters

Started suddenly after 2010

Requires **vacancies to move in or out**

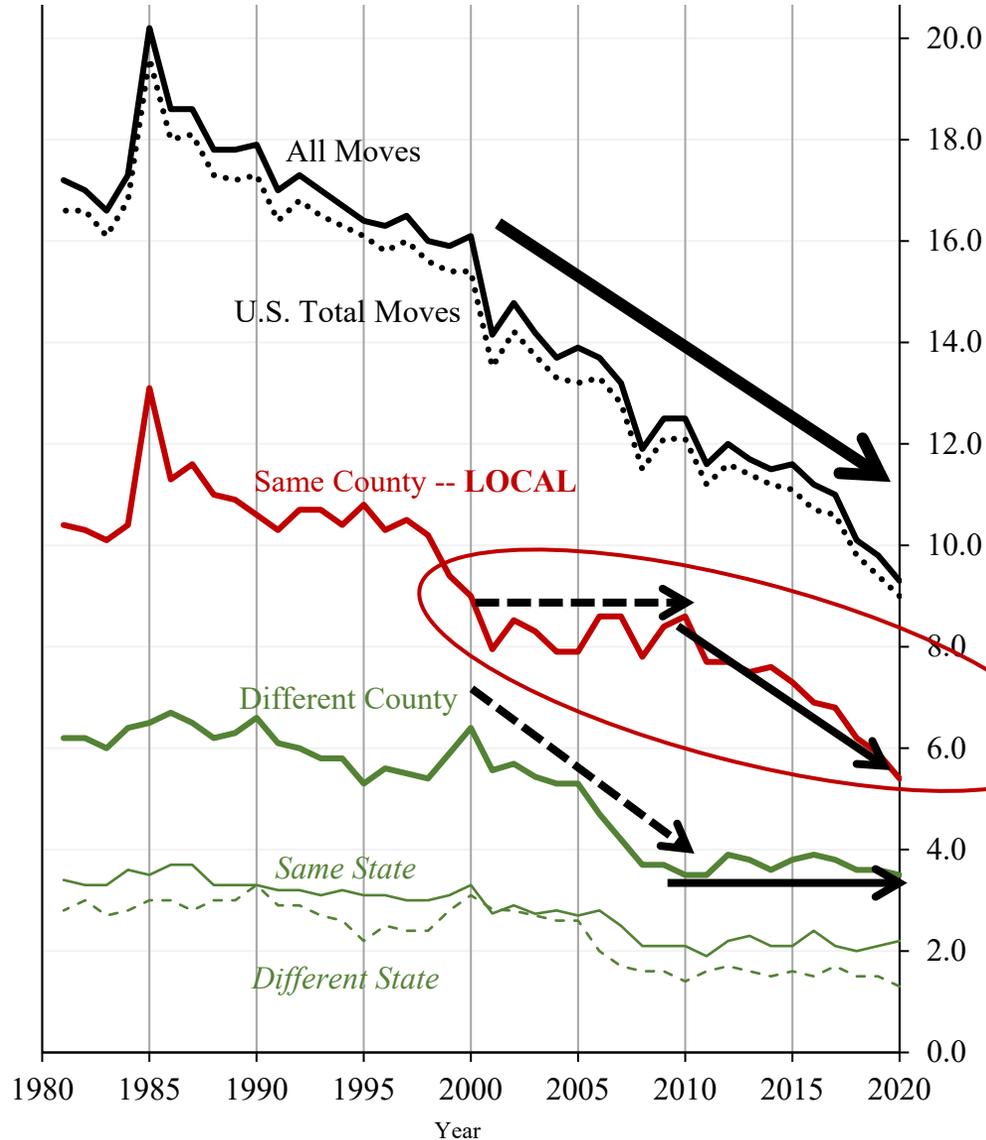
Preview of the forthcoming article by Myers, D., J. Park, and S. Cho (2021)

“Housing Shortages and the New Downturn in Residential Mobility in the U.S.,” *Housing Studies*

Grateful acknowledgment to Randall Lewis for helping support the extensive investigation and theory behind this article

Different Trends in Geographic Mobility by Distance and Decade

Four Decade Trend in the Percent of People Who Have Moved to a Different Residence in the Last Year, U.S.



Why the **big shift**?

Housing concerns dominate local movers

Anything happen after 2010?

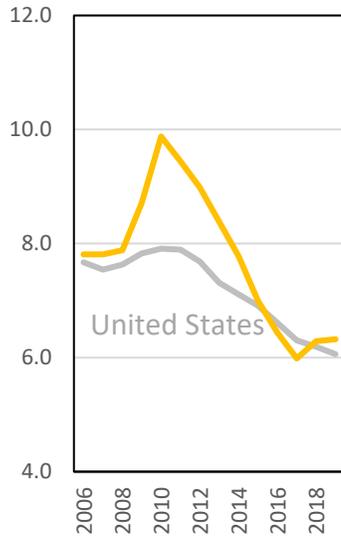
How do California metros compare to US average trend?

Source: Current Population Survey, Census Bureau; USC PopDynamics

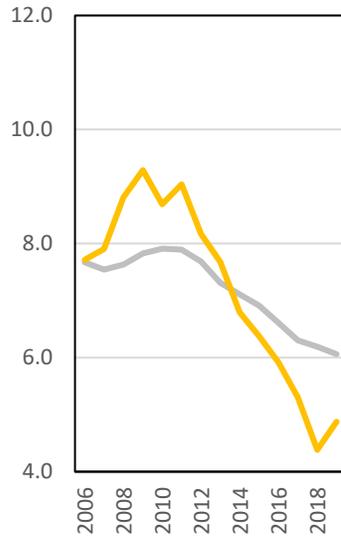
Residential Mobility in California Metros, Compared to the U.S.

Renter Mobility

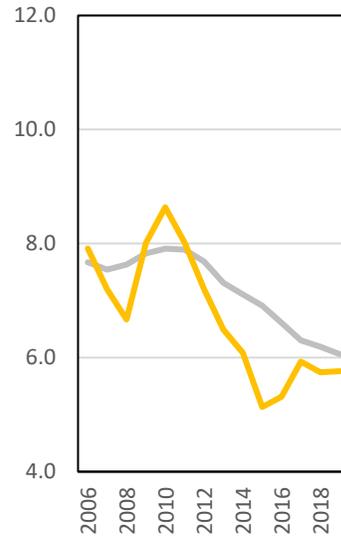
Los Angeles



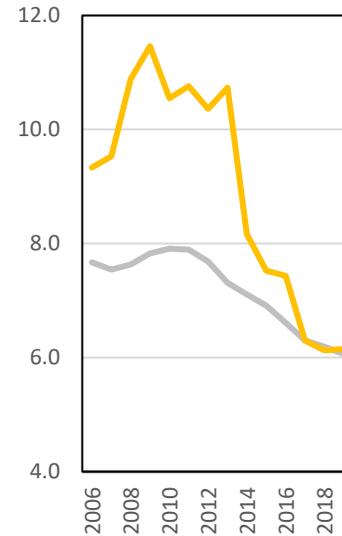
Riverside-SB



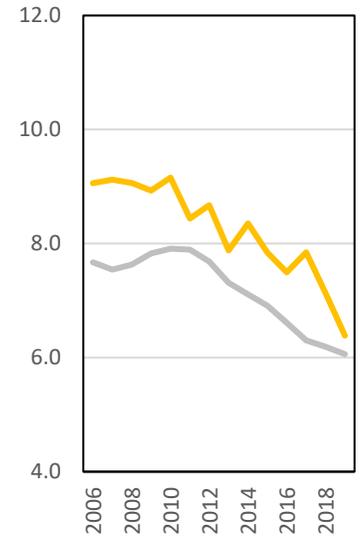
SF-Oakland



Sacramento



San Diego



Two Blades of the Housing Shortage Crisis in America

Financial crisis and Great Recession

-- starting late 2007

-- employment slump continued to 2012, income to 2014 or later

Construction crashed and never fully recovered

Rents and house prices soared

Affordability problems worsened

MEANWHILE on the Demand Side.....

Homeownership fell to 2016; RENTAL demand soared

**Millennials came of age and flooded into housing
jamming the waiting lists**

Boomers sat in their houses

Supply falters

Shortages

Demand swells

***Mobility is constricted
and the mobility rate plunges***

Not enough
Vacancies for
People to MOVE

Thank you

Visit **USC** *PopDynamics*

<https://sites.usc.edu/popdynamics/housing/>

For detailed reports

And coming soon:

*Myers, D., Park, JH, and Cho, S (2021) "Housing Shortages and the New Downturn of Residential Mobility in the U.S." **Housing Studies**.*

Dowell Myers

USCPrice

Sol Price School of Public Policy