

Topic/Session 604 (IMMIGRATION INTEGRATION)

**IMMIGRATION AND HOME OWNERSHIP:  
THE CASES OF CALIFORNIA AND SPAIN, 2001-2006**

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Despite its contradictions and paradoxes, access to home ownership continues to be one of the key indicators to measure the integration of immigrants in host countries, even more so in countries such as the United States and Spain, where home ownership is by far the majority option. To a certain extent, ownership in these countries represents reaching the standard of living of the middle class, which for immigrants is of special significance as it tends to indicate upwards social mobility. In the United States, ownership is often represented as part of the contemporary “American dream”.

The aim of this paper is to analyze the evolution of home ownership of nationals and foreigners in California (United States) and Spain. In particular, it is a question of examining and determining the influence of the sociodemographic and residential characteristics of households in this evolution. The following questions are raised: Is nationality a variable influencing home ownership? Are foreigners more inclined to live in rented accommodation?

The cases of California and Spain have been selected for several reasons. First, because they are two areas which have registered high immigration in recent years, favoring the emergence of new processes which are transforming residential patterns. In this respect, we can indicate that immigration to California in the last few decades has recorded an unprecedented volume. Between 1960 and 2000 immigrants went from 1.3 million to more than 8 million people, representing a third of all immigrants in the United States. On the other hand, in Spain the increase in the foreign population is very recent: 4.8 million people in the last 10 years. In 2009 there were almost 5.6 million people of foreign nationality residing in Spain, which in relative numbers represents 12% of the total.

A second element of interest for the comparison is that they are two countries in which home ownership is by far the majority option: six of every ten households in California and eight of every ten in Spain were homeowners in 2006. In this context, the

analysis of the evolution of sociodemographic and residential factors is of special interest to measure the integration of immigrants. We could also add that during the years studied there was also a property boom in both countries.

Another element of interest to compare California and Spain is their migratory context. Both countries have not only been major recipients of international immigrants in recent years, but also share a similar “border situation” in relation to the countries from which a good part of the immigrants originate. California borders on Mexico to the south and Spain on Morocco. Moreover, in both countries the borders separate more than countries, a subcontinent and a continent, and they are not just geographic but also cultural and economic borders. We are possibly faced with the two borders with the most economic inequality in the world.

Last but not least, the comparison between the two countries is of special interest because California, with 27% of its 37 million residents born abroad in 2005, can be considered as one of the world’s main laboratories to analyze the settlement of immigrants and their incorporation as new residents. In comparison, Spain, which has become an immigrant host country in recent years, lacks this broad experience of immigration and even a public philosophy and academic studies on the practices of social integration of immigrants.

To achieve the objectives raised, various logistic regression models will be performed which will allow us to compare, on the one hand, the access to home ownership in California and Spain and, on the other hand, the differences between nationals and foreigners in the two areas. The idea is to determine the influence of the sociodemographic characteristics of households (type of household, age of the reference person, nationality, year of arrival in the country and socioeconomic category, among others) and their residential characteristics (type of housing, year of construction of the housing, year of arrival, surface area, etc.) under the home ownership regime.

The analysis will be limited to those variables for which the statistical sources used allow the comparison in both areas of study in 2001 and 2006. Immigration will therefore be analyzed considering nationality: nationals (United States or Spanish) and foreigners).

It is planned to use different statistical sources which collect information on the sociodemographic characteristics of households and the characteristics of their principal residence. For California, the 2001 and 2006 census microdata obtained from the IPUMS-USA of the Minnesota Population Center will be used, and for the Spanish case the 2001 Population and Housing Census (Censo de Población y Viviendas) and the 2006 Living Conditions Survey (Encuesta de Condiciones de Vida), both sources prepared by the National Statistics Institute (INE).

In relation to the results, to date various models have been performed which analyze the likelihood of a household living in rented accommodation. These models are of an exploratory nature and their results are provisional; they should therefore be interpreted cautiously. It is still necessary to homogenize variables, to incorporate others and to add the 2006 data. Moreover, the objective of the paper will be to focus more on ownership than on home rental. In any case, the models allow us to forecast the results. To summarize, they demonstrate that in California in 2001 the most determinant factors

were the type of housing, the year of arrival in the housing, the number of bedrooms, the education level and age. Those most inclined to live in rented accommodation were young people with a low level of education who, in general, lived in small apartments and houses. Nationality was not a very important variable. On the other hand, in Spain the most determinant variable was nationality, the year of construction of the housing and the number of bedrooms. In other words, the likelihood of a foreigner living in rented accommodation in 2001 was five times higher than that of a Spaniard. These and other results will be the subjects of discussion of the paper.

**Table 1. Characteristics of the regression model for a household to live in rented accommodation according to sociodemographic and residential characteristics through the probability value (-2LL). Spain 2001**

Variables	-2LL	Gain	% of gain
Nationality (reference person)	9,246,106		5.78
Marital Status (ref. per.)	8,919,092	327,014	3.67
Year arrival housing	8,722,097	196,995	2.26
Vehicle ownership	8,517,776	204,321	2.40
Type of housing	8,359,030	158,746	1.90
Number of bedrooms	8,263,627	95,403	1.15
Size of household	8,227,563	36,064	0.44
Activity (ref. per.)	8,209,280	18,283	0.22
Age (ref. per.)	8,197,557	11,723	0.14
Gender (ref. per.)	8,195,852	1,705	0.02
Type of household	8,194,451	1,401	0.02
Level of education (ref. per.)	8,194,288	163	0.00

Source: Censo de Población y Viviendas 2001, INE.

**Table 2. Characteristics of the regression model for a household to live in rented accommodation according to sociodemographic and residential characteristics through the probability value (-2LL). California 2001**

Variables	-2 LL	Gain	% of gain
Type of household	37592,9371		32,85
Year arrival housing	33966,5609	3.626	10,68
Number of bedrooms	31665,6144	2.301	7,27
Education reference person	31046,2951	619	1,99
Age (ref. per.)	30388,6836	658	2,16
Marital Status (ref. per.)	29928,2245	460	1,54
Vehicle in the household	29613,531	315	1,06
Nationality (ref. per.)	29521,6914	92	0,31
Type of household	29457,1232	65	0,22
Activity (ref. per.)	29428,9046	28	0,10
Size of household	29411,6013	17	0,06

Source: Census microdata, 2001 IPUMS-USA, Minnesota Population Center.

**Table 3. Regression models for a household to live in rented accommodation in accordance with sociodemographic and residential characteristics**

SPAIN 2001			
Variable	Category	B	Exp(B)
Nationality (ref. per.)	Spanish (ref)		
	Foreign	1.774***	5.892
Marital Status (ref. per.)	Married (ref)		
	Single	0.626***	1.871
	Widowed	0.312***	1.366
	Sep and divor	0.878***	2.406
Year arrival housing	Before 1980 (ref)		
	1980-89	-0.087***	0.917
	1990-94	0.246***	1.279
	1995-2001	0.823***	2.278
Vehicle	Yes (ref)		
	No	0.874***	2.396
Type housing	Individual (ref)		
	Apartment	0.859***	2.361
Number bedrooms	Up to 3 (ref)		
	Four	-0.397***	0.672
	Five	-0.716***	0.489
	Six and more	-0.868***	0.42
Size household	One (ref)		
	Two	0.036***	1.036
	Three	0.166***	1.181
	Four	0.175***	1.191
	Five and more	0.574***	1.776
Activity (ref. per.)	Employed (ref)		
	Unemployed	0.398***	1.489
	Pensioners	-0.081***	0.922
	Other non-working	0.071***	1.074
Age (ref. per.)	-25 (ref)		
	25	-0.257***	0.774
	30	-0.419***	0.657
	35	-0.415***	0.661
	40	-0.394***	0.675
	45	-0.398***	0.672
	50	-0.523***	0.593
	55	-0.557***	0.573
	60	-0.561***	0.571
	65	-0.569***	0.566
	70	-0.573***	0.564
	75 y+	-0.469***	0.626
Constant		-2.819***	0.06

CALIFORNIA 2001			
Variable	Category	B	Exp(B)
Type of housing	Individual (ref)		
	Apartment block	2,467***	11,791
	Other type	-0,697***	0,498
Year arrival housing	3 years ago (ref)		
	4-6 years	-0,513***	0,598
	7-10 years	-1,121***	0,326
	More than 10 years	-1,777***	0,169
Number bedrooms	Up to 3 (ref)		
	Four	-0,270***	0,764
	Five	-0,902***	0,406
	Six and more	-1,468***	0,231
Education (ref. per.)	Primary (ref)		
	Secondary	-0,437***	0,645
	Higher education	-1,061***	0,346
Age (ref. per.)	-25 (ref)		
	25	-0,564***	0,569
	30	-0,993***	0,370
	35	-1,191***	0,304
	40	-1,321***	0,267
	45	-1,314***	0,269
	50	-1,512***	0,220
	55	-1,533***	0,216
	60	-1,673***	0,188
	65	-1,827***	0,161
	70	-1,868***	0,154
	75 y+	-1,865***	0,154
Marital Status (ref. per.)	Married (ref)		
	Single	0,549***	1,732
	Widowed	0,187***	1,205
	Sep and divor	0,630***	1,878
Vehicle	Yes	x	x
	No	1,0816***	2,949
Nationality (ref. per.)	United States (ref)	x	x
	Foreign less 10 years	0,608***	1,836
	Foreign more than 10	0,252***	1,286
Type of household	Single-person (ref)		
	Couple without children	-0,131**	0,877
	Couple with children	0,058*	1,060
	Single-parent	0,0135*	1,0137
	Other type	0,285***	1,329
Activity (ref. per.)	Employed (ref)		
	Unemployed	0,336***	1,400
	Non-working	0,158***	1,171
	Constant	1,587***	4,890

