Construction + Labor

Building Capacity in a Changing Housing Market

What Ventura County builds, how it builds, and who does the work all shape housing delivery.

Every housing goal eventually becomes a construction question: what can be built, where it can be built, what it will cost, and who is available to do the work.



HOME Housing Opportunities Made Easier CELEBRATING 20 YEARS

HEART OF HOME

25 Years of Connection, Community, & Change

**This digital deck is an evolving record of Ventura County's housing history. It highlights selected projects, policies, partnerships, and milestones and may not include every contribution. Content can be corrected, expanded, and updated as new information becomes available.*

From Plans To Production

Housing delivery requires many pieces working together.

A housing plan only becomes real when sites, costs, construction methods, labor, and local capacity align.



= **More Housing**
for Ventura County

Ventura County's Housing Production Has Changed

In the 2000s, production temporarily leveled off, while developers began shifting away from large single-family tract housing toward infill, multifamily housing, and redevelopment along existing commercial corridors.

After the housing crash, development continued moving toward smaller lots, townhomes, and infill. Today, high construction costs, limited land, local constraints, and production slowdowns continue to shape what can realistically be built.





The Housing Mix Is Evolving

Single-family detached homes dominated the early 2000s, but multifamily apartments, attached housing, smaller-lot homes, townhomes, and ADUs have become a larger part of the housing conversation.

As land becomes harder to find and more expensive to develop, communities are looking at a broader range of housing types to meet local needs.



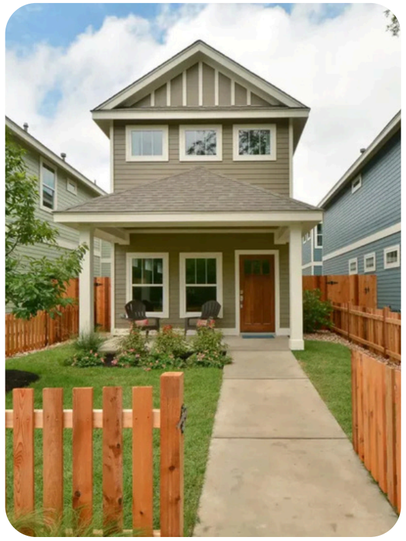
Single-Family Homes



Multifamily Apartments



Townhomes



Smaller-Lot Homes



ADUs

Smaller Housing Types Became Part Of The Solution

Accessory Dwelling Unit reforms beginning in 2016–2017 helped position ADUs as one tool for expanding smaller-scale, naturally affordable housing options.

These conversations connect directly to Ventura County's broader interest in ADUs, missing-middle housing, workforce housing, tiny homes, and other flexible housing types.

HOME forums have also created space for communities to discuss the policy, feasibility, and implementation questions behind these housing options.



Construction Methods Are Expanding

Traditional stick-built construction remains important, but communities are also discussing a wider range of construction methods and materials.

Modular, manufactured, tiny homes, ADUs, alternative materials, repurposed shipping containers, Earthships, and emerging technologies like 3D printing are all part of the conversation about how housing can be delivered differently.

Different methods can affect cost, schedule, site fit, design flexibility, regulation, and public acceptance.



Traditional / Stick-Built



Modular / Manufactured



Alternative Materials

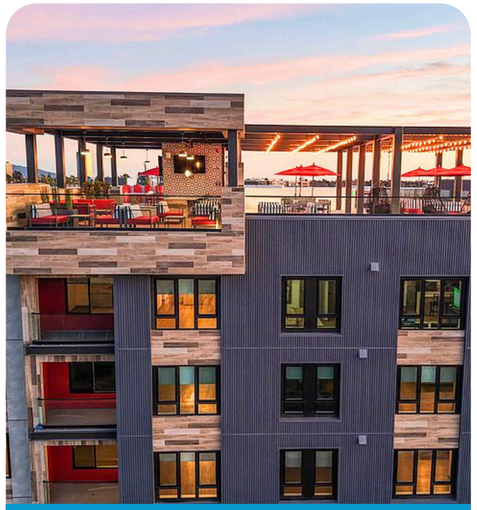


Emerging Methods

Housing Delivery Takes Many Forms

Ventura County's construction story shows up in many forms: infill redevelopment, master-planned communities, mixed-use districts, multifamily housing, ADUs, modular concepts, alternative materials, and workforce training.

Different sites, communities, budgets, policies, and labor conditions require different approaches.



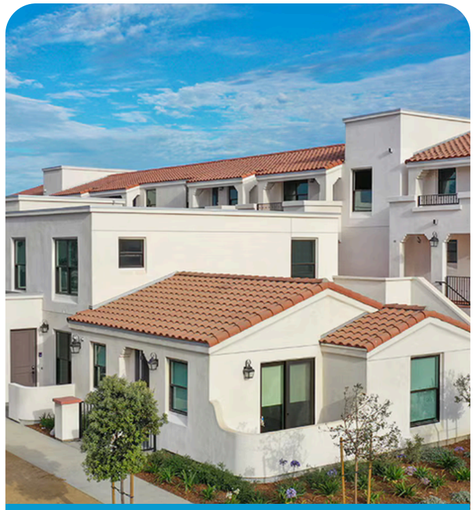
Infill + Redevelopment

Wagon Wheel / RiverPark



New Community Development

The Harvest / Village at the Park



Multifamily + Mixed Housing Types

Portside Ventura



Workforce + Skilled Trades

Training the next generation

Skilled People Build Communities

Housing production depends on people with specialized skills.

Laborers, carpenters, electricians, plumbers, pipefitters, painters, HVAC workers, contractors, apprentices, and supervisors all affect schedule, cost, quality, safety, and delivery.

The labor side of housing is not separate from the housing conversation. It is one of the conditions that determines whether housing can be delivered.



Construction Labor Rates

Construction labor costs vary by skill level, licensing, project complexity, and local demand.



General Labor

$18 – $28/hr

Laborers, helpers, basic assistance



Skilled Trades

$38 – $53/hr

Carpenters, drywall, painters, varied by project complexity



Licensed Professionals

$45 – $100+/hr

Electricians, plumbers, HVAC, specialized technical work

Why it matters:

The type of labor needed affects both project cost and delivery timeline.

Prevailing Wage Changes The Cost Picture

Prevailing wage requirements can significantly change the labor cost structure on qualifying projects.

Trade / Craft	Private-Market Base Pay	Prevailing Wage Base Pay	Prevailing Wage Total Package
Construction Laborer	$20 – $26/hr	~$41/hr	~$67/hr
Carpenter	$25 – $34/hr	~$50/hr	~$78/hr
Electrician	$30 – $42/hr	~$58/hr	~$91/hr
Plumber / Pipefitter	$28 – $40/hr	~$55/hr	~$92/hr
Painter	$22 – $30/hr	~$42/hr	~$60/hr

Why it matters:

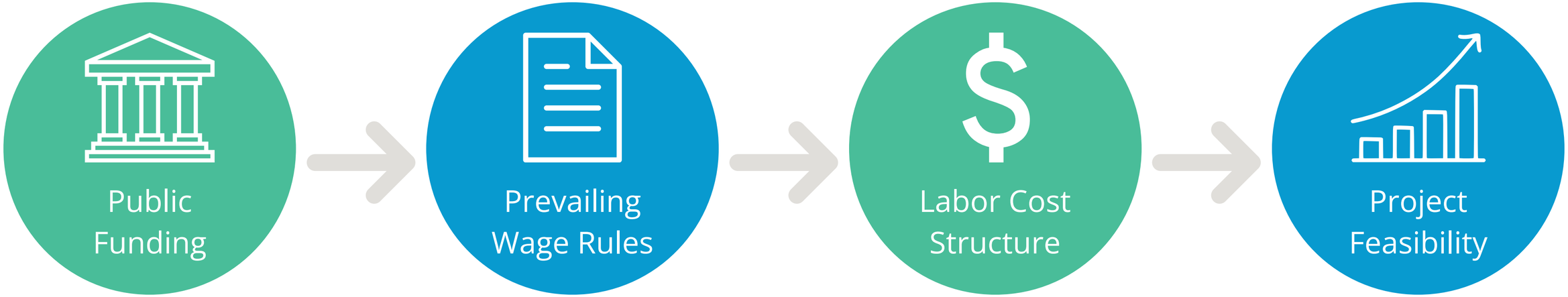
Funding source, wage requirements, and labor availability can all affect whether housing moves from concept to construction.

Public Funding Can Change the Labor Equation

Prevailing wage requirements apply to qualifying public works and can extend across prime contractors, subcontractors, and lower-tier subcontractors.

Mixed funding can also trigger both California prevailing wage and federal Davis-Bacon requirements, with contractors required to pay the higher applicable rate for each classification.

For housing, this matters because funding sources can affect project cost, delivery structure, and feasibility.



Training The Next Generation Is Part Of The Housing Solution

As experienced tradespeople age out of the workforce, the pipeline of new skilled workers becomes increasingly important.

Training programs, apprenticeships, construction camps, and hands-on education help build the local capacity needed to deliver future housing.

Workforce development is not only an employment issue. It is part of the region’s housing delivery system.



Workforce capacity matters.

When skilled labor is constrained, schedules can lengthen and construction costs can rise.

Delivery Depends On More Than Demand

Housing production can slow when costs rise, land is limited, zoning is restrictive, community resistance increases, skilled labor is constrained, or project economics no longer work.

The challenge is not only planning for more housing. It is building the conditions that allow housing to be delivered.

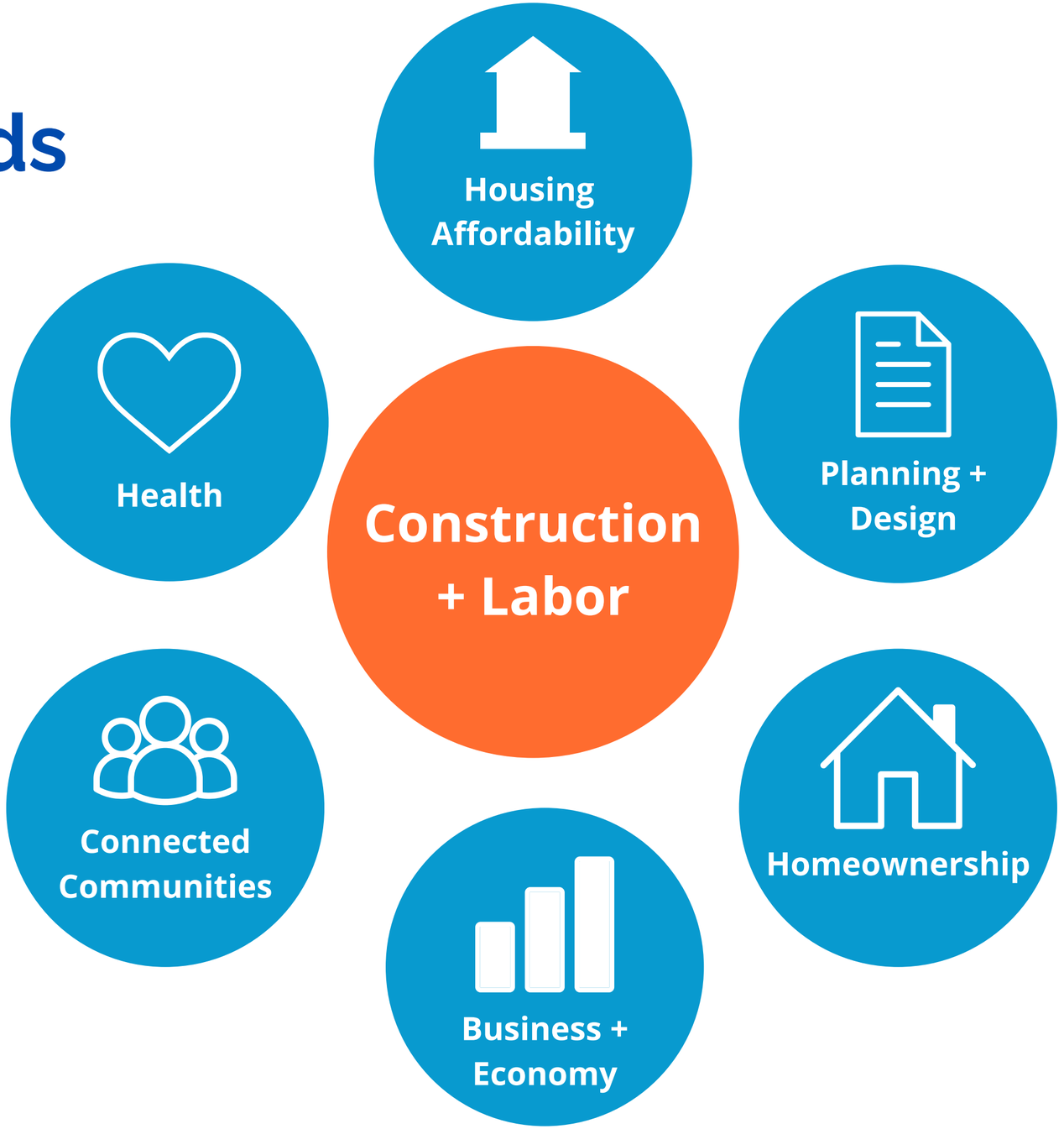


Building Capacity Builds Housing Opportunity

Construction and labor shape the pace, cost, quality, and feasibility of housing delivery.

Meeting Ventura County's housing needs will require buildable sites, workable policies, realistic project economics, diverse construction methods, and a skilled local workforce.

The next 25 years will depend not only on planning for more housing, but on building the capacity to deliver it.



Appendix: Supporting Notes

This section summarizes additional context used to support the Construction + Labor chapter.

Housing types and delivery patterns

Shift from large single-family tract development toward small, infill, and multifamily units, ADUs, and redevelopment along existing corridors.

Construction methods and materials

Traditional stick-built, modular/manufactured, pre-fab, and alternative materials, each with trade-offs in cost, timeline and site constraints.

Labor and workforce

Labor supply range, prevailing wage context, skilled workforce concerns, and the importance of training the next generation of workers.

Project examples

Potential local examples include Wagon Wheel, The Harvest, Village at the Park, RiverPark, Specific Plan, and Portside.

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Appendix: Sources + Methodology

The Construction + Labor section is summarized from source material provided for HOME's 25-year housing timeline project.
Content was organized around the following themes:

- Housing production shifts
- Infill, multifamily, townhome, and ADU development
- Construction methods and materials
- Labor cost ranges
- Prevailing wage context
- Workforce capacity and training
- HOME forum topics
- Local project examples across Ventura County

Figures and examples are provided for context and should not be read as project-specific cost estimates. Labor rates and construction conditions vary by project, classification, funding source, location, and market timing.

Figures and examples are summarized for public education and historical context. Project details, source data, and conditions may change over time. Not intended as legal, financial, market, or project-specific analysis.

Help Us Continue The Story

Is an important project, policy, partnership, or milestone missing? Please submit additions, corrections, supporting information, sources, and dated photos to Karen Fraser at info@vchome.org for consideration in future updates.

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