

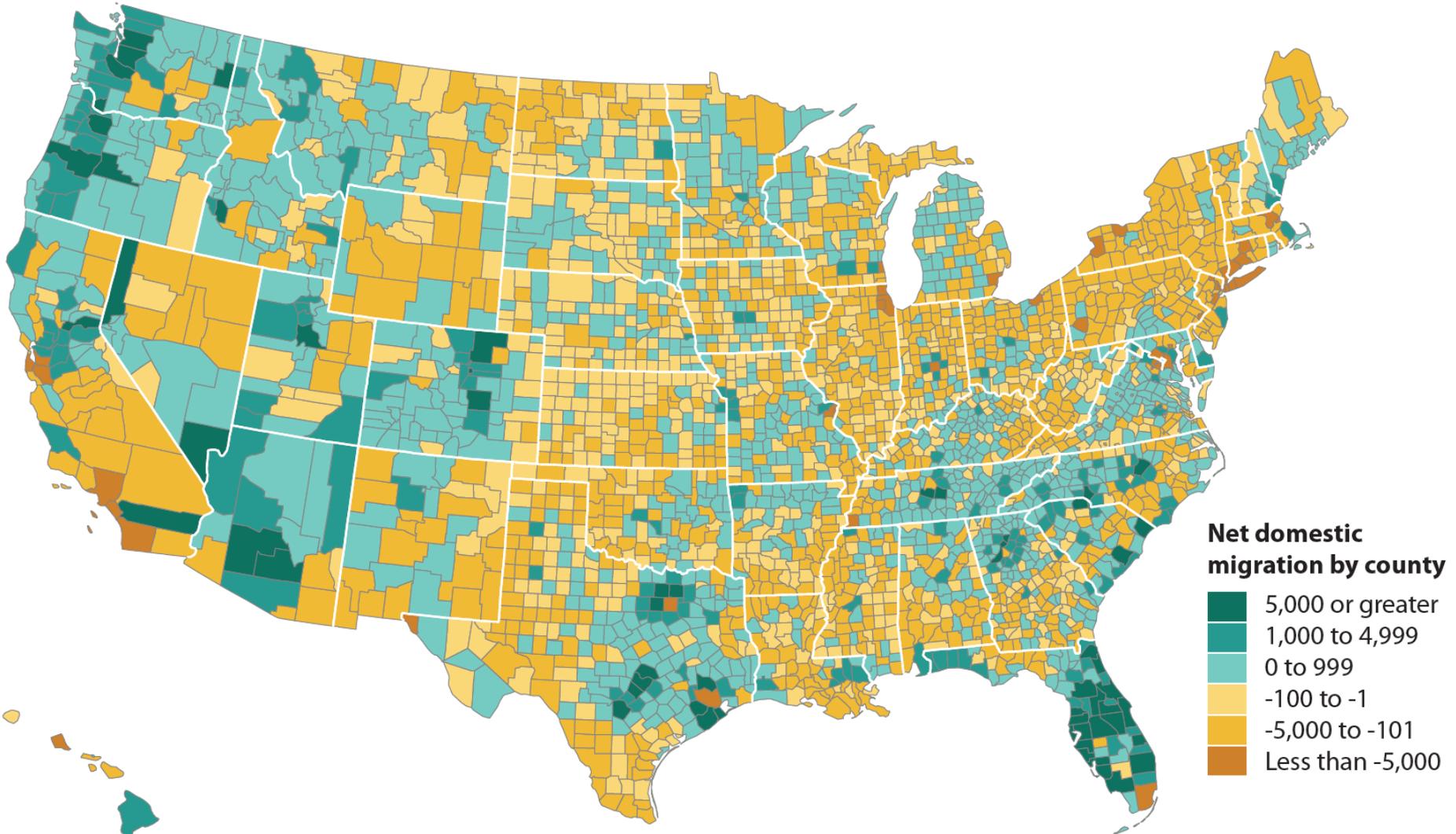
MIGRATION AND COMMUTING IN SAN JOAQUIN COUNTY

Dr. Thomas Pogue, Associate Director
CBPR, University of the Pacific

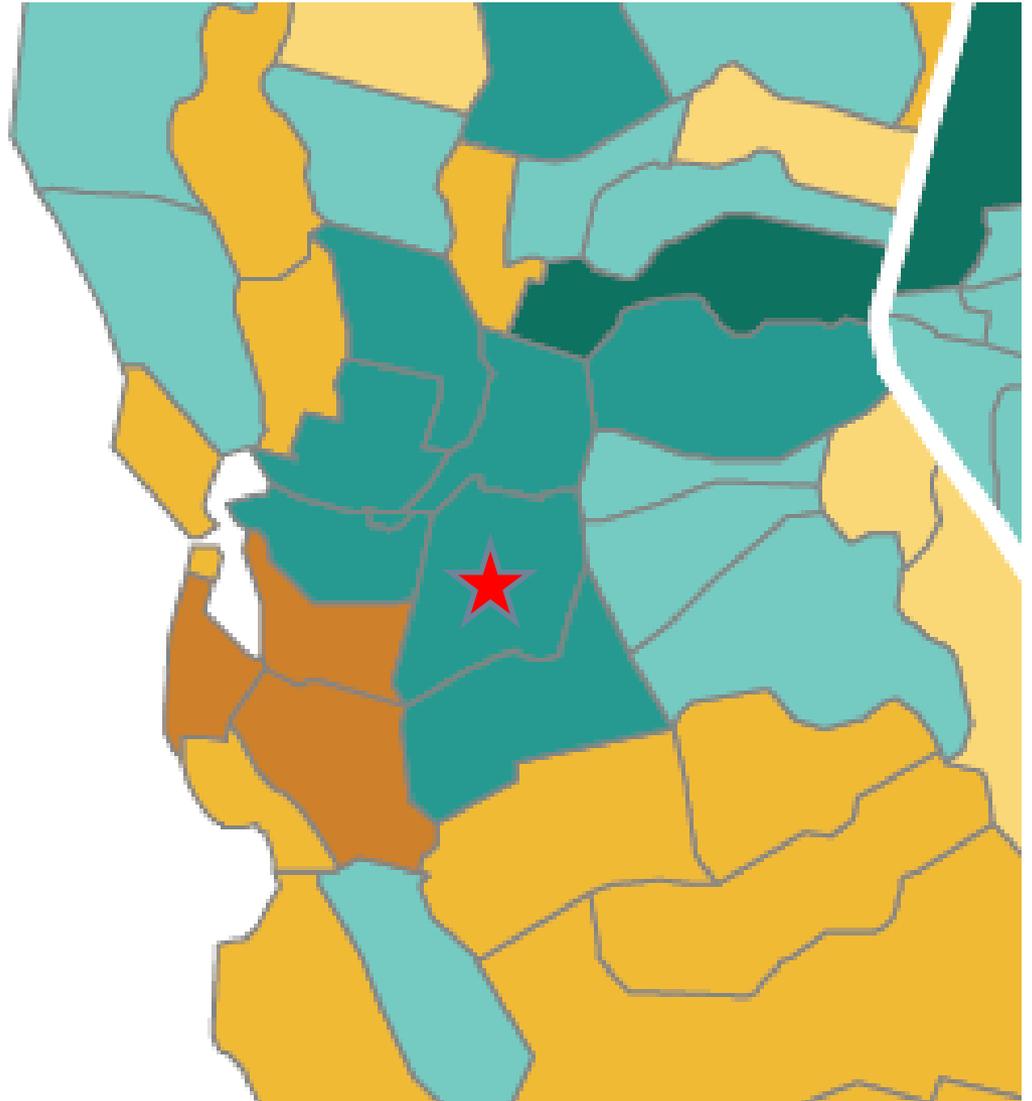
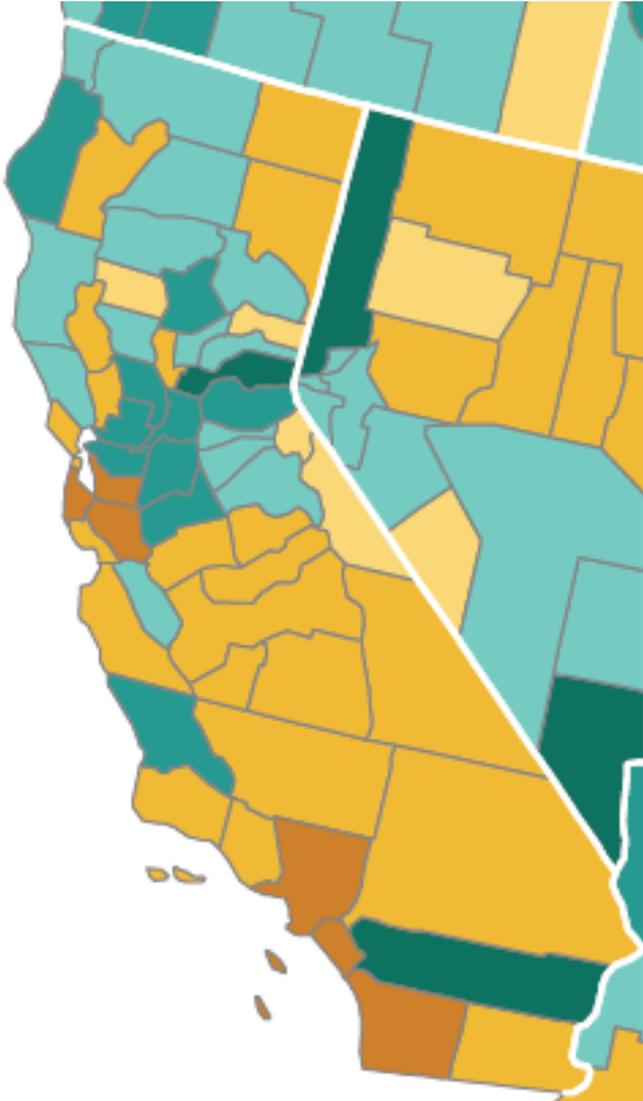
A Conversation on Regional Affordability
San Joaquin Council of Governments
555 E. Weber Avenue, Stockton CA 95202
May 18, 2017

<http://pacific.edu/cbpr>

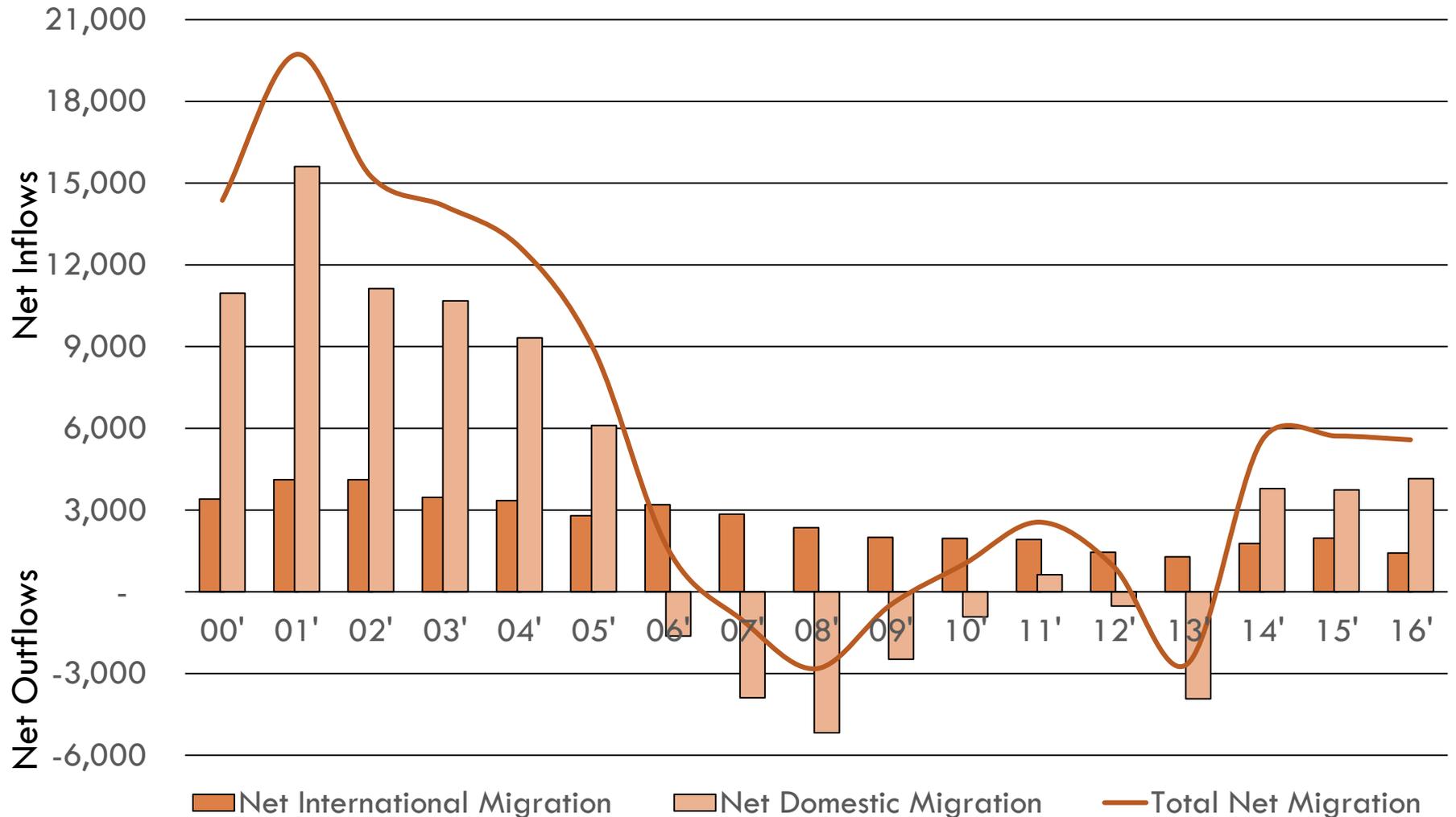
Net Domestic Migration for U.S. Counties '15-'16

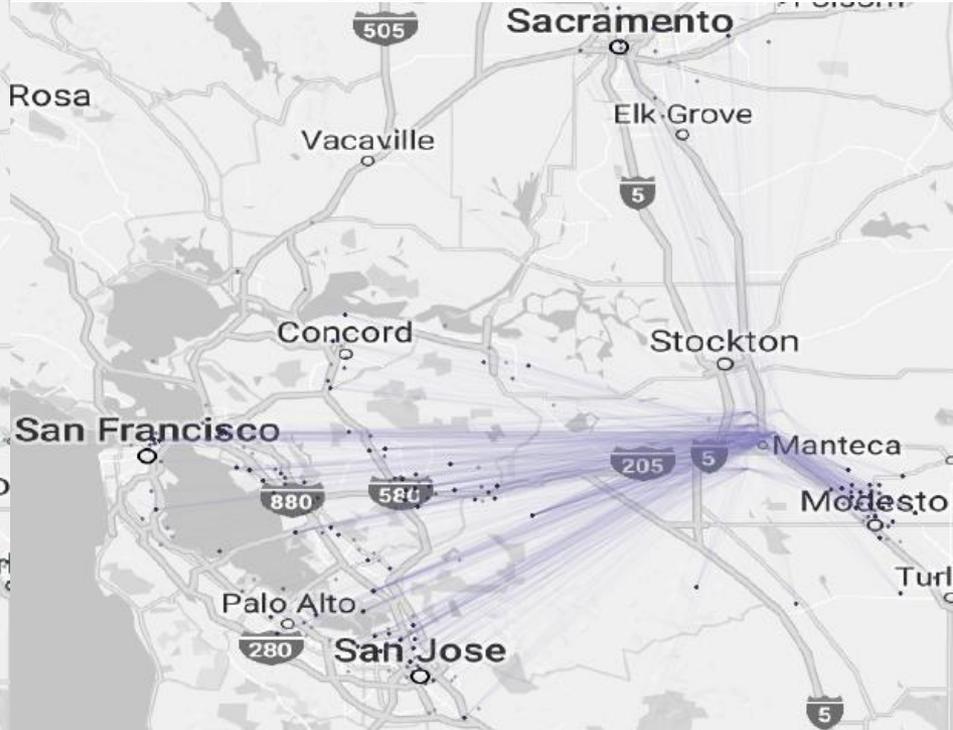
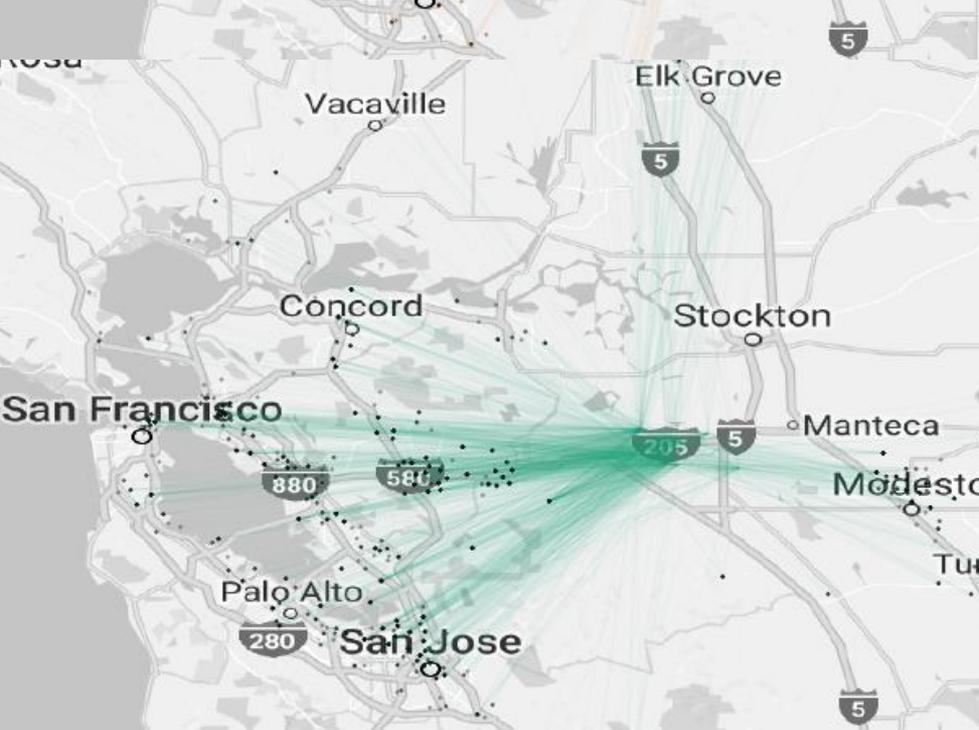
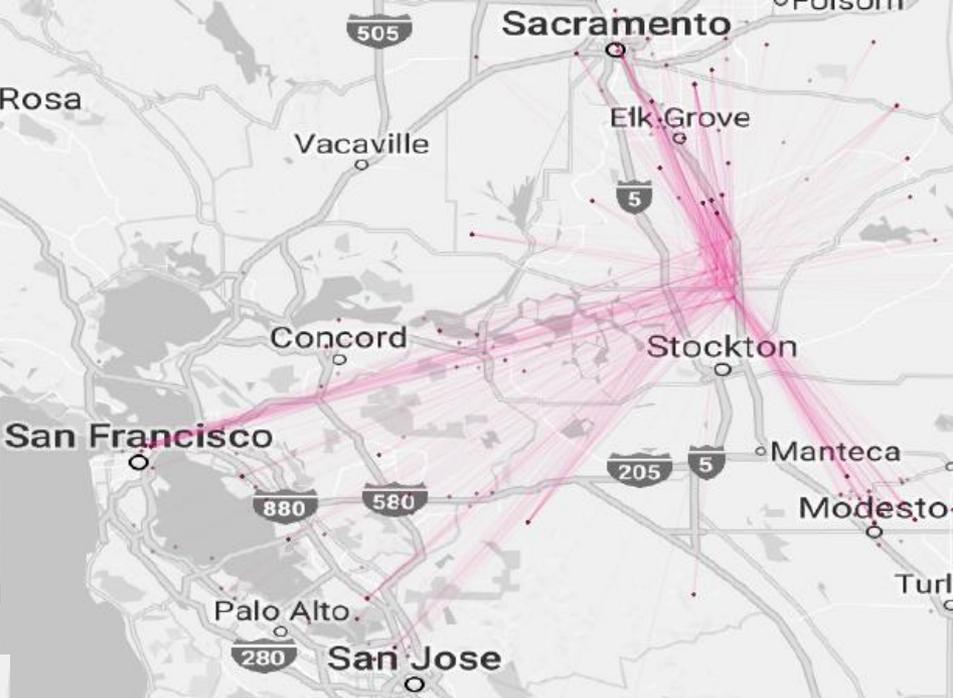
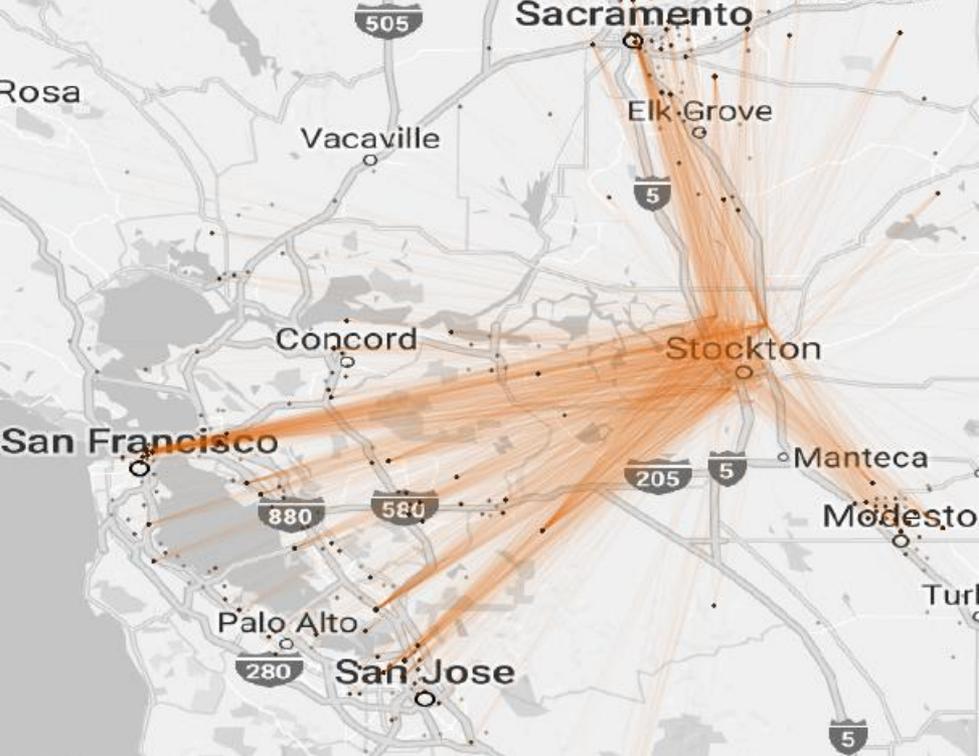


Net Domestic Migration for U.S. Counties '15-'16

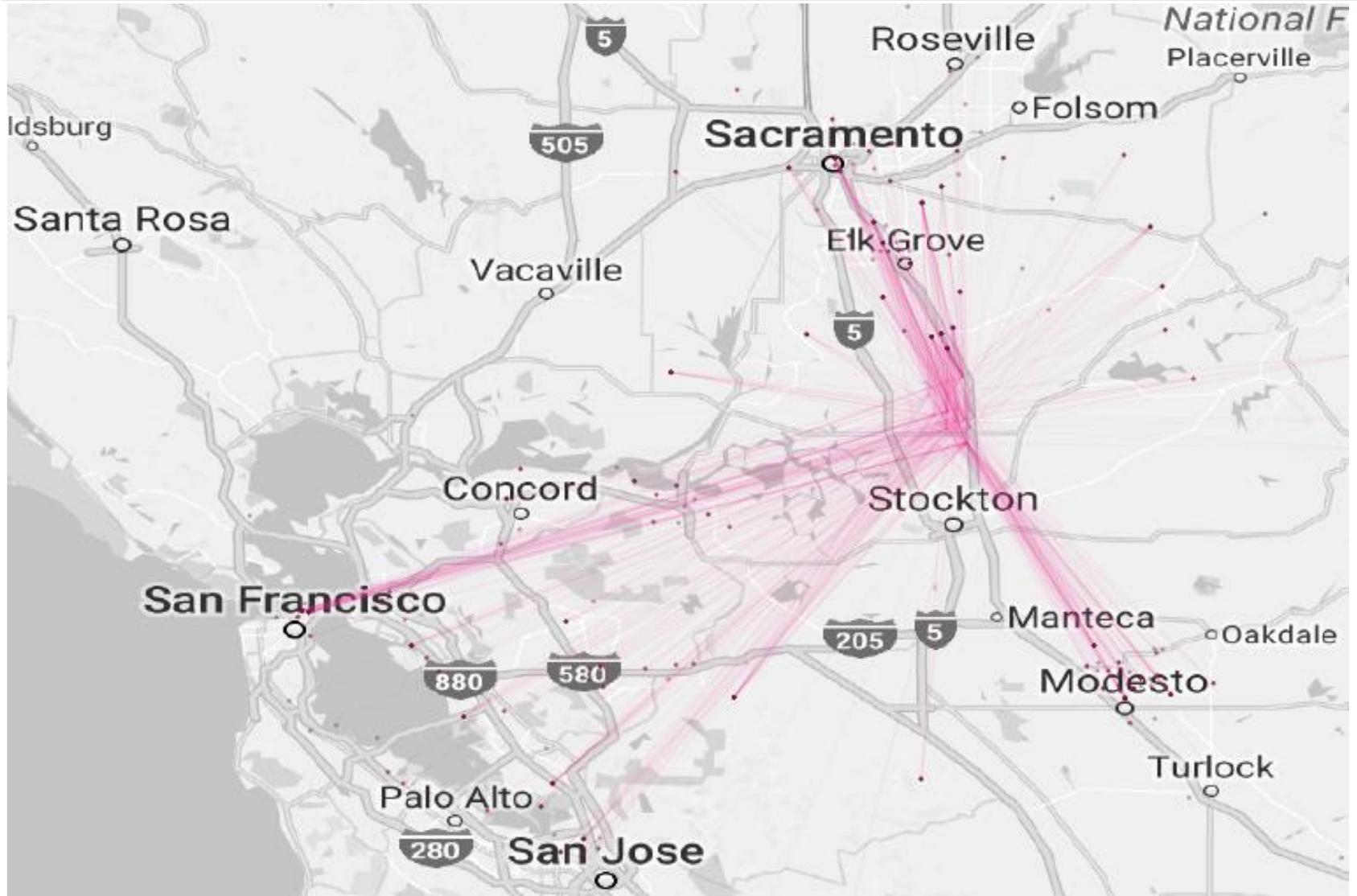


Net Foreign and Domestic Migration Trends

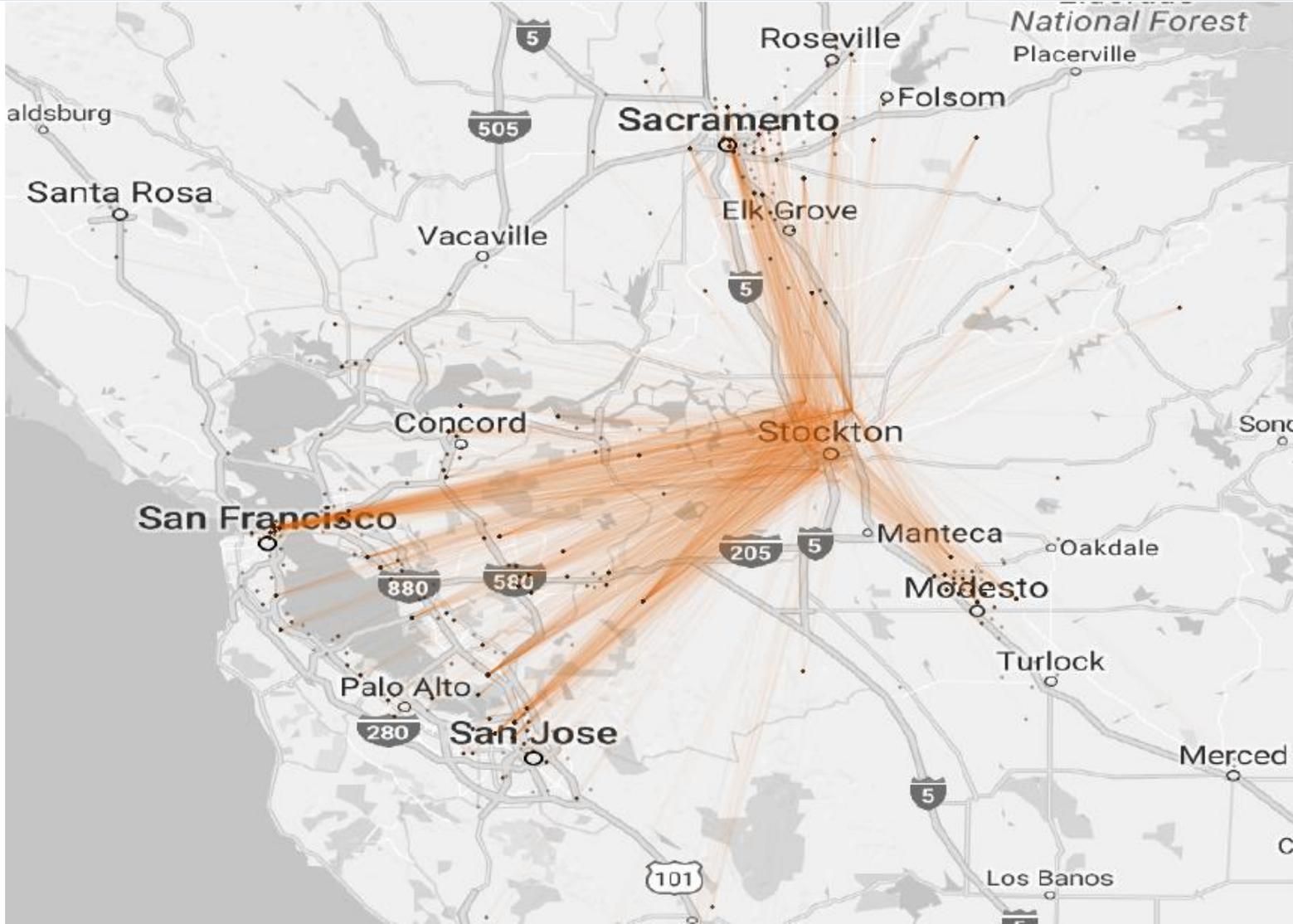




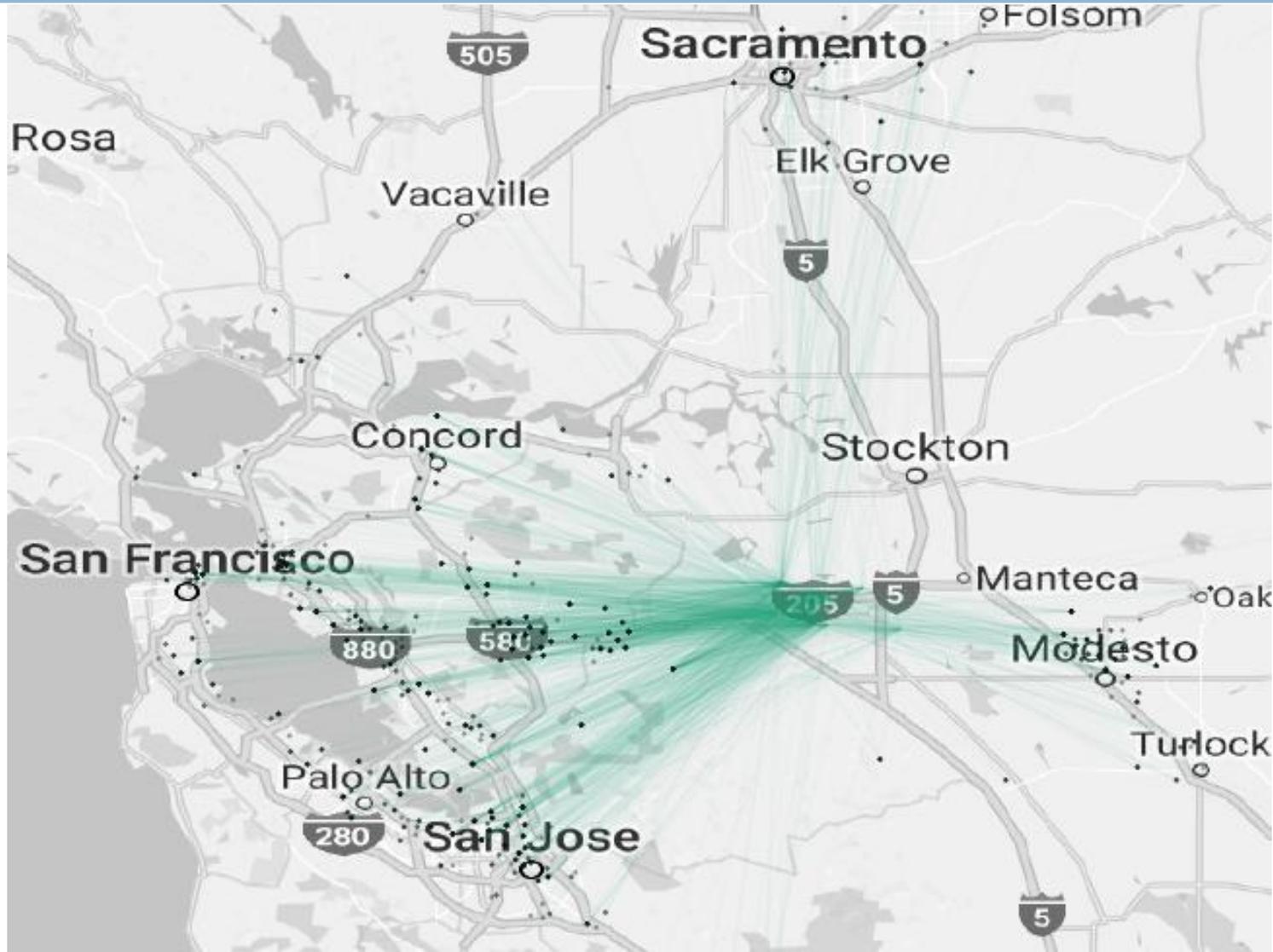
2014 Lodi Out-of-County Commutes



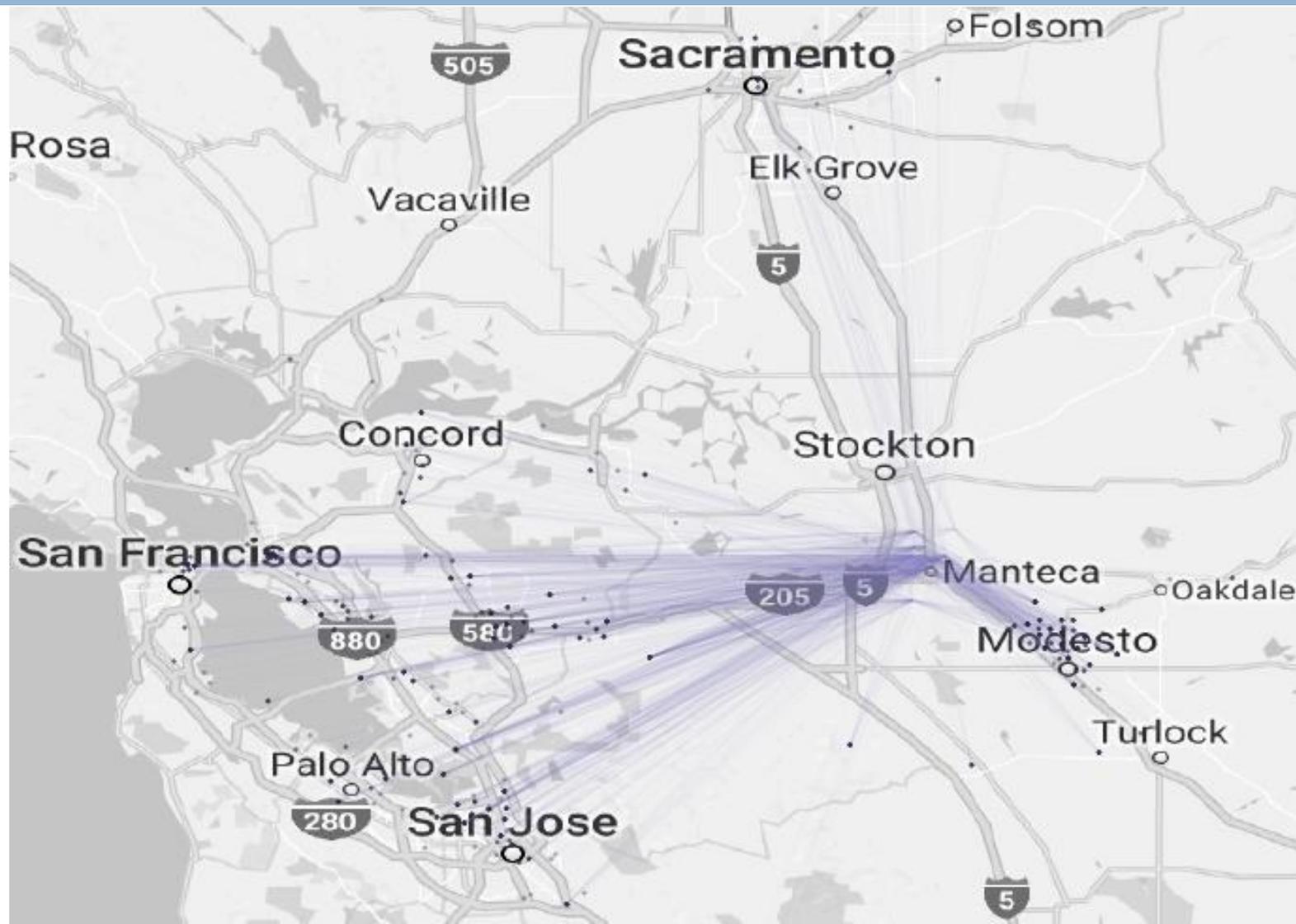
2014 Stockton Out-of-County Commutes



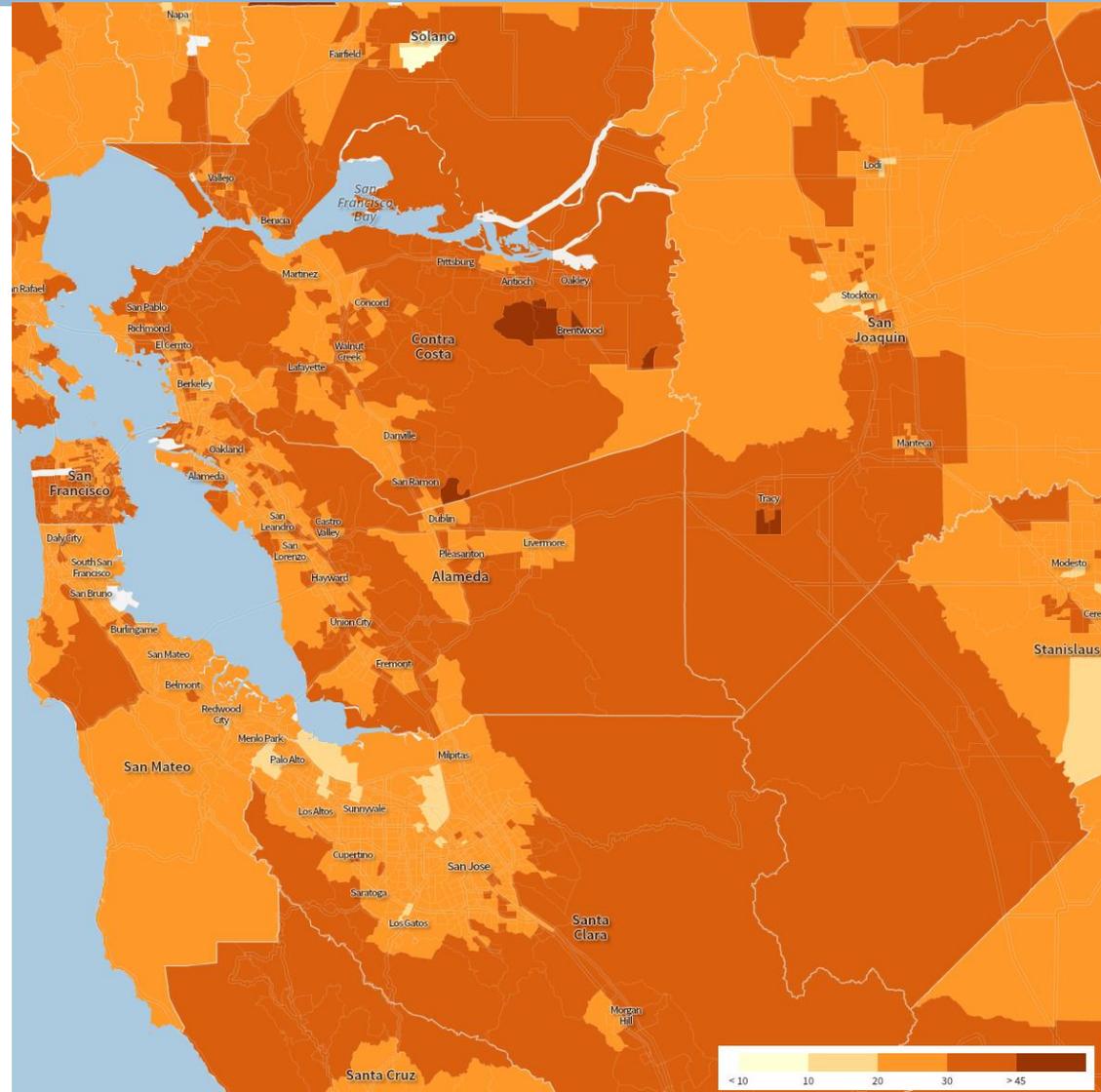
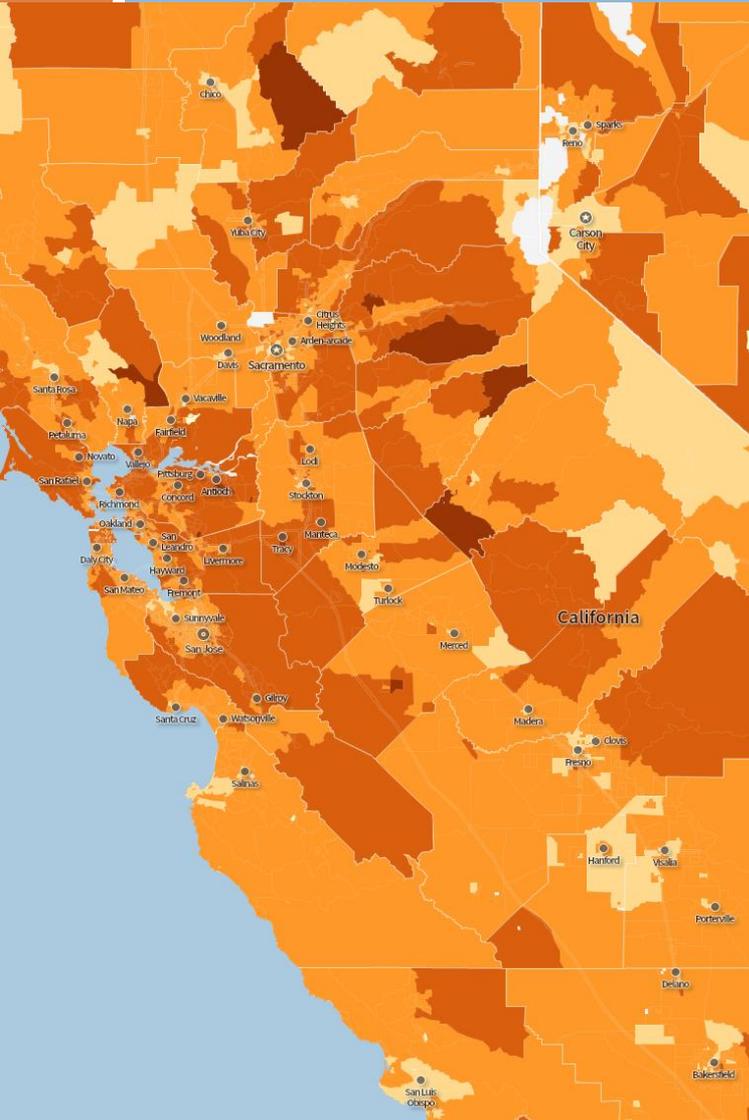
2014 Tracy Out-of-County Commutes



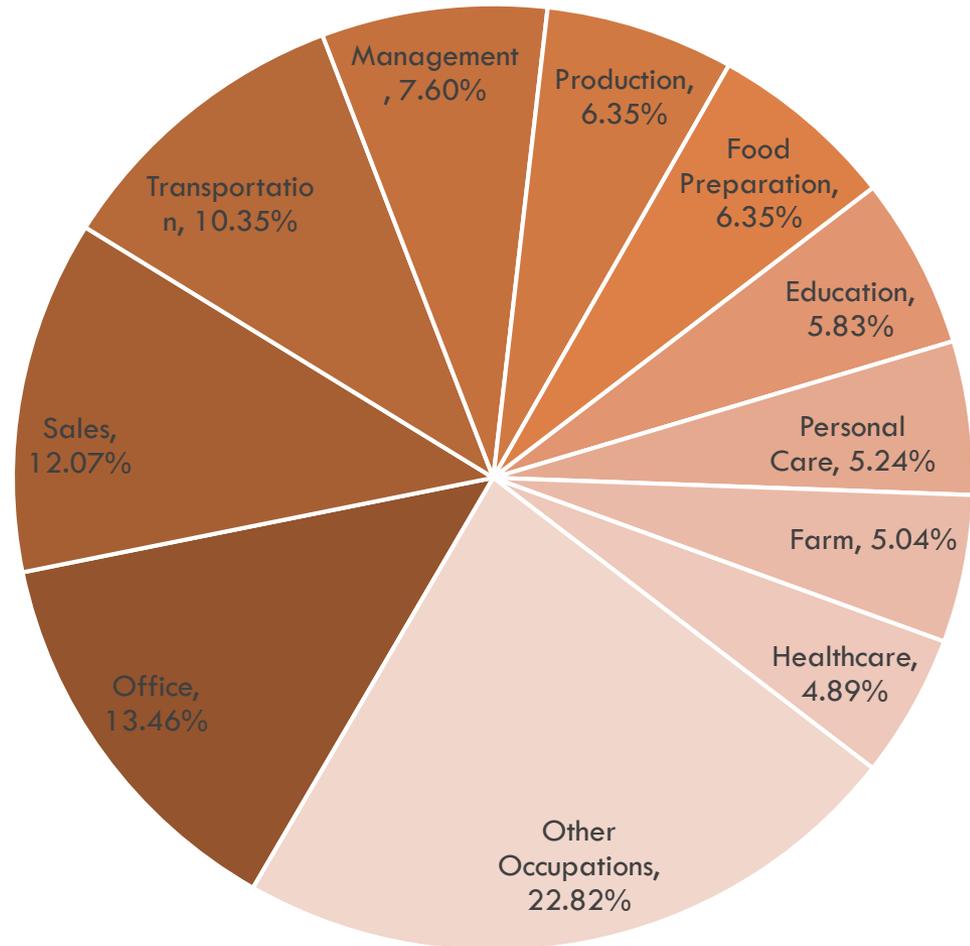
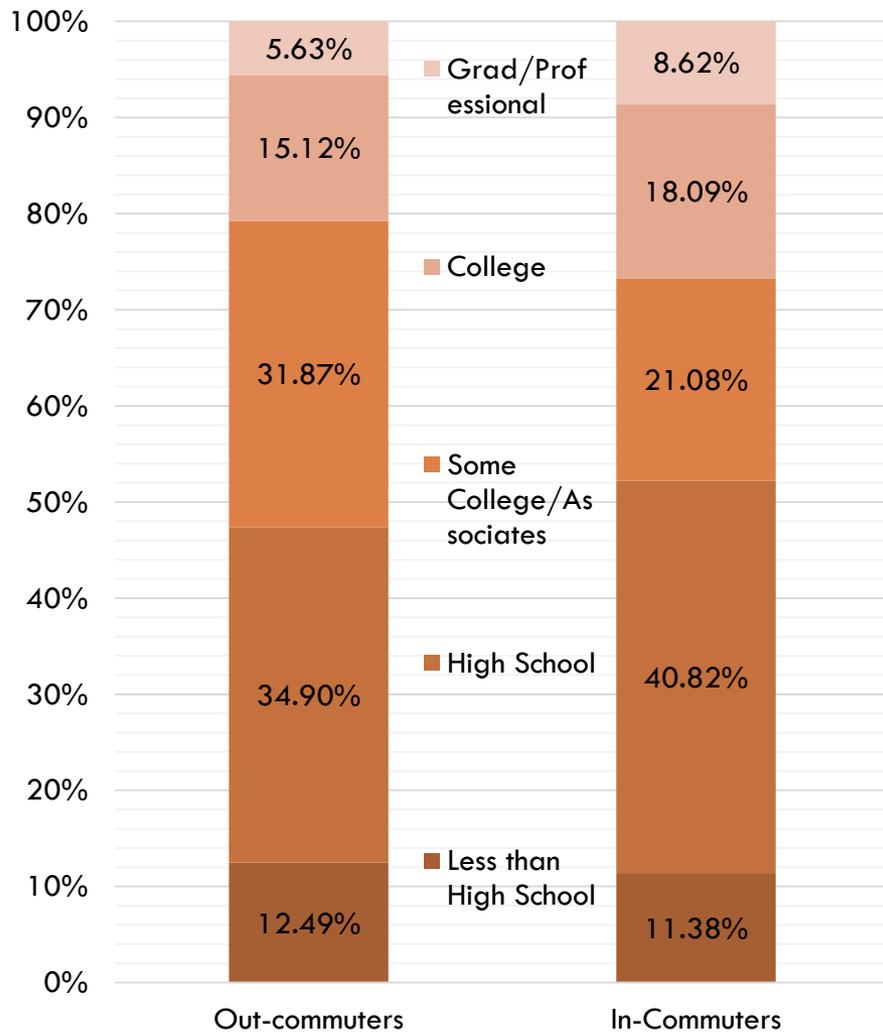
2014 Manteca Out-of-County Commutes



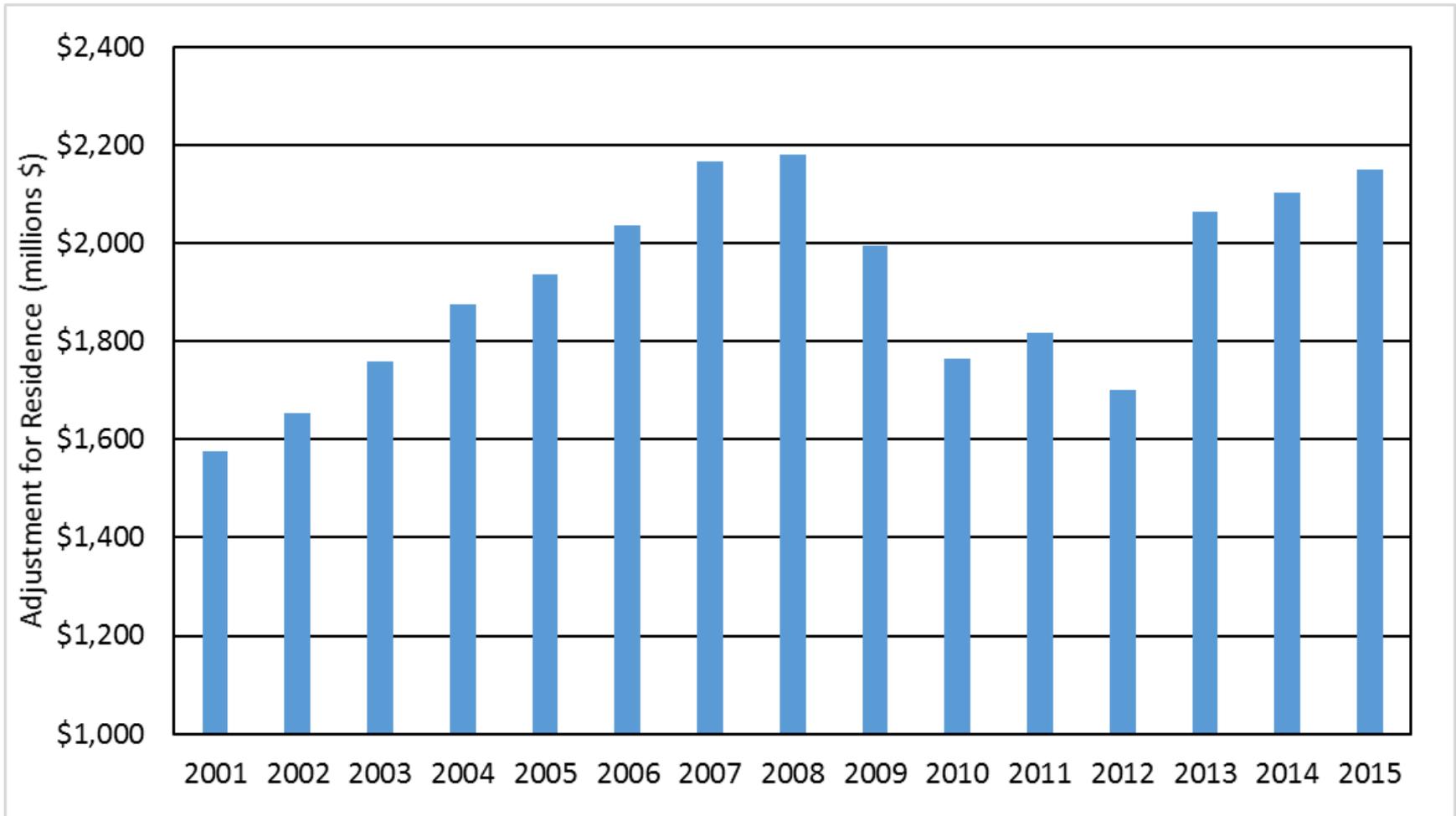
Commute Time by Census Tract



Commuter Characteristics

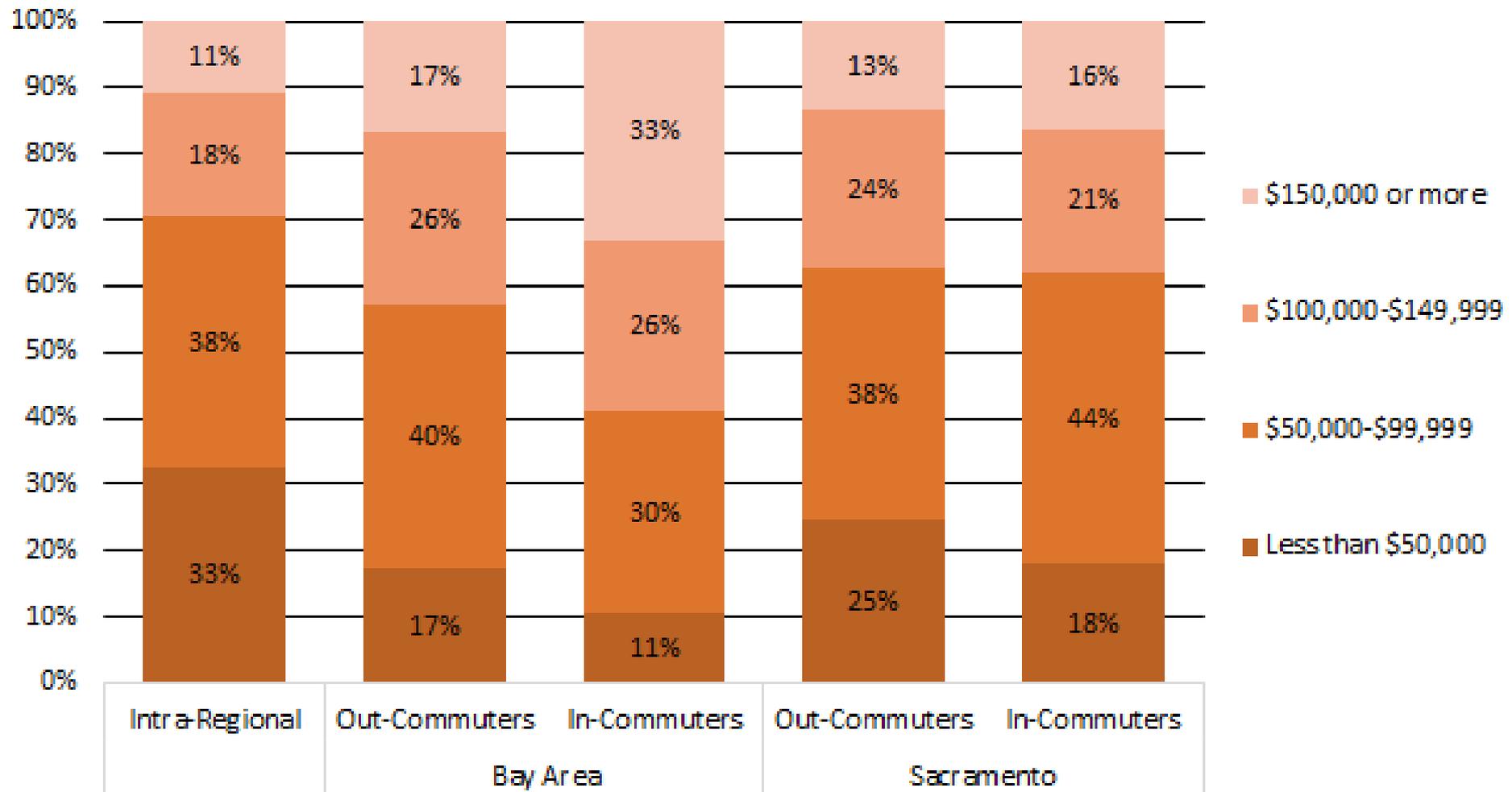


Net commuter income (Real 2015\$)



In 2015 real inflows adjustment for residence \$2.15 billion

NSJV Commuting Patterns by Income: Out of Area Commuters Have Higher Incomes



INCOME AND HOUSING COSTS IN SAN JOAQUIN COUNTY

Dr. Jeffrey Michael, Executive Director
CBPR, University of the Pacific

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San Joaquin County Income Trends

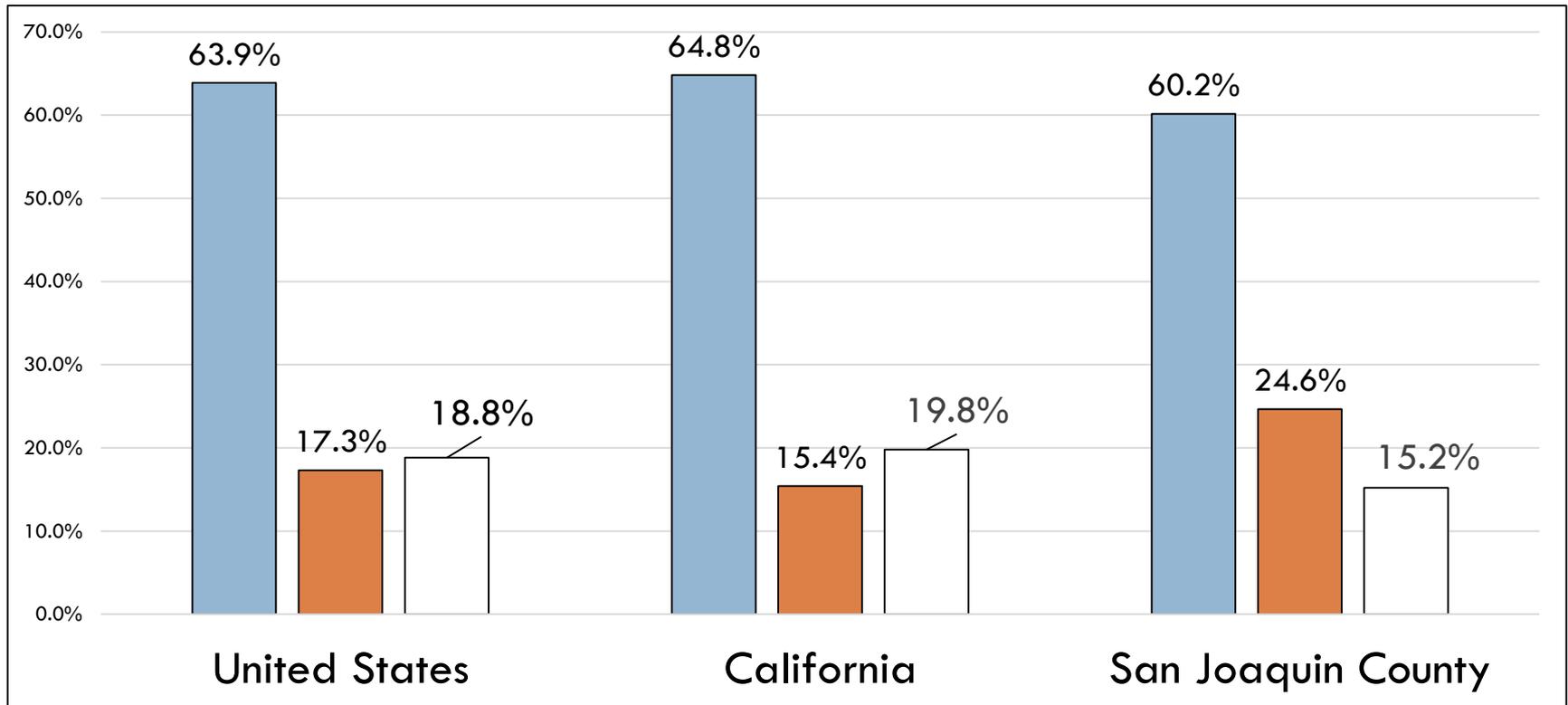
- Incomes are finally growing faster than inflation, but remain below pre-recession levels.
 - ▣ But housing costs, including rents, have grown faster than incomes.
- Government has had a major role in recent San Joaquin County income growth.
 - ▣ Obamacare
 - ▣ Minimum wage
 - ▣ Largest new, high-wage employer (Corrections hospital)
- Inequality is rising, but is lower than comparison areas.

Median Household Income

Geography	
Merced County	\$ 42,462.00
Fresno County	\$ 45,233.00
Stanislaus County	\$ 50,125.00
Calaveras County	\$ 53,233.00
San Joaquin County	\$ 53,274.00
Amador County	\$ 54,171.00
Sacramento County	\$ 55,987.00
Alameda County	\$ 75,619.00
Contra Costa County	\$ 80,185.00
California	\$ 61,818.00
United States	\$ 53,889.00

Alameda County median household income is about 1.5 times higher than San Joaquin.

Personal Income Composition

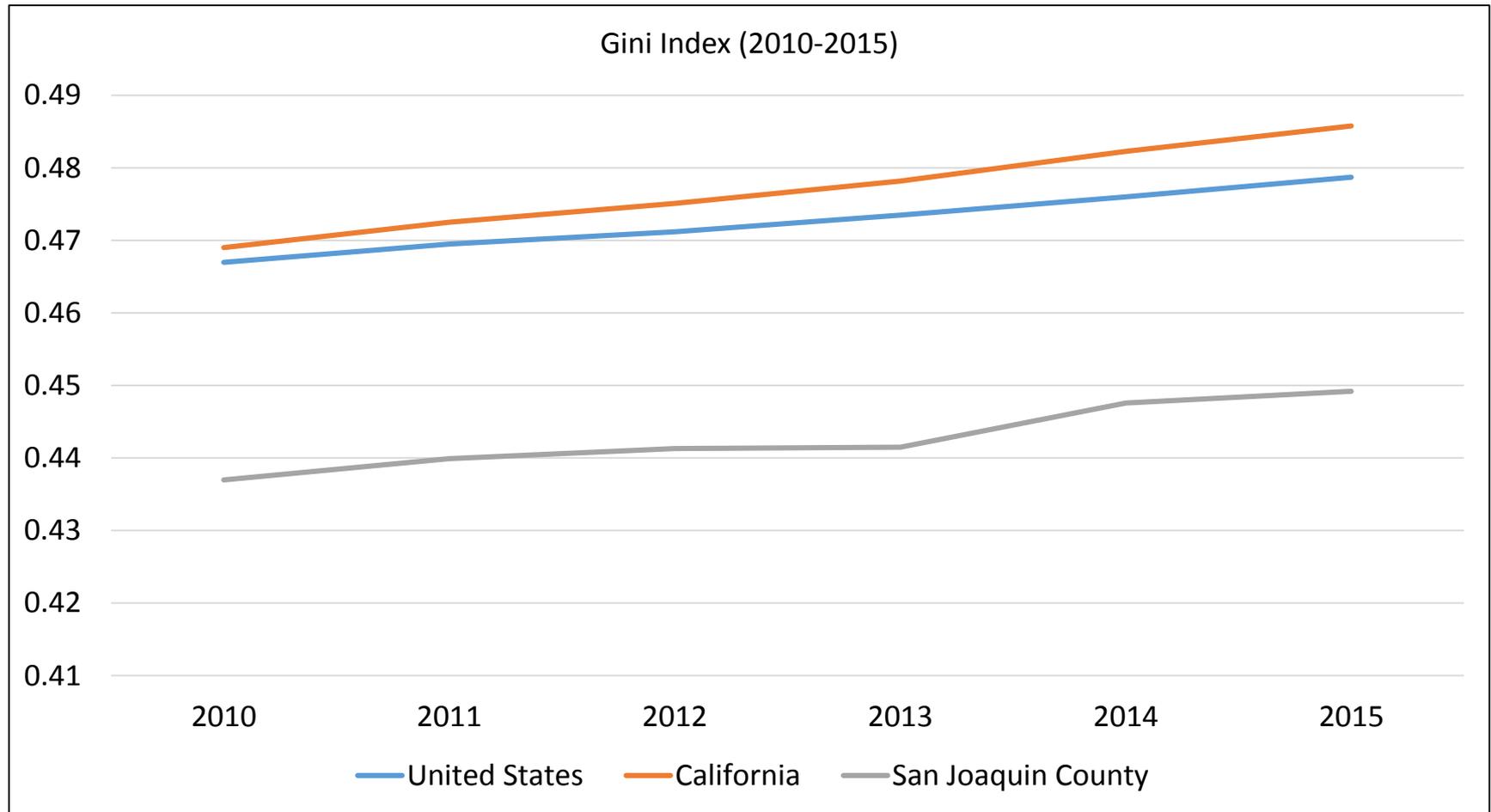


Orange Bar: Transfers (Medicare, Soc. Sec., Welfare, etc.)

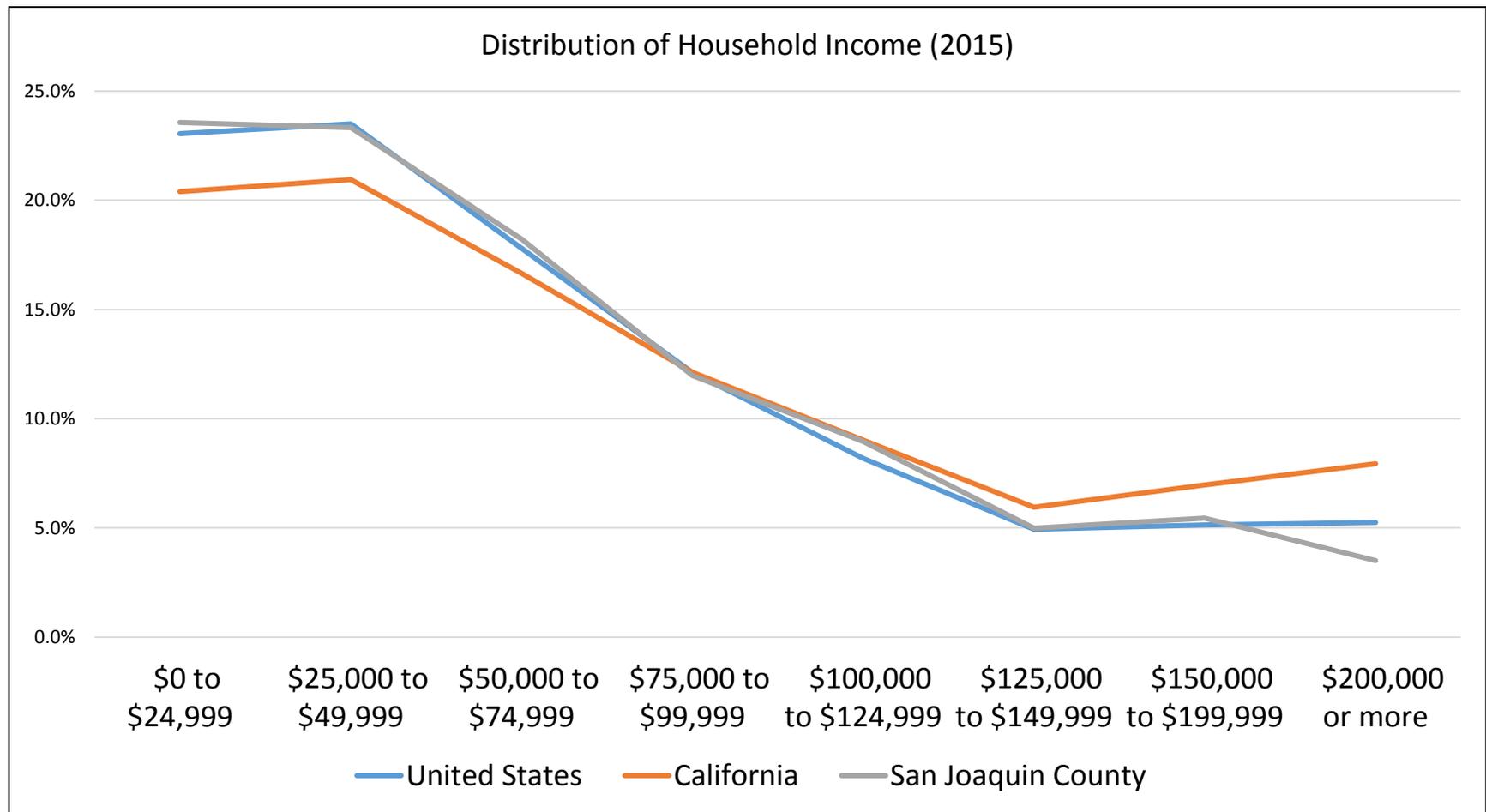
Blue Bar: Earnings from Work

White Bar: Investment Income (Dividends, Rent, etc.)

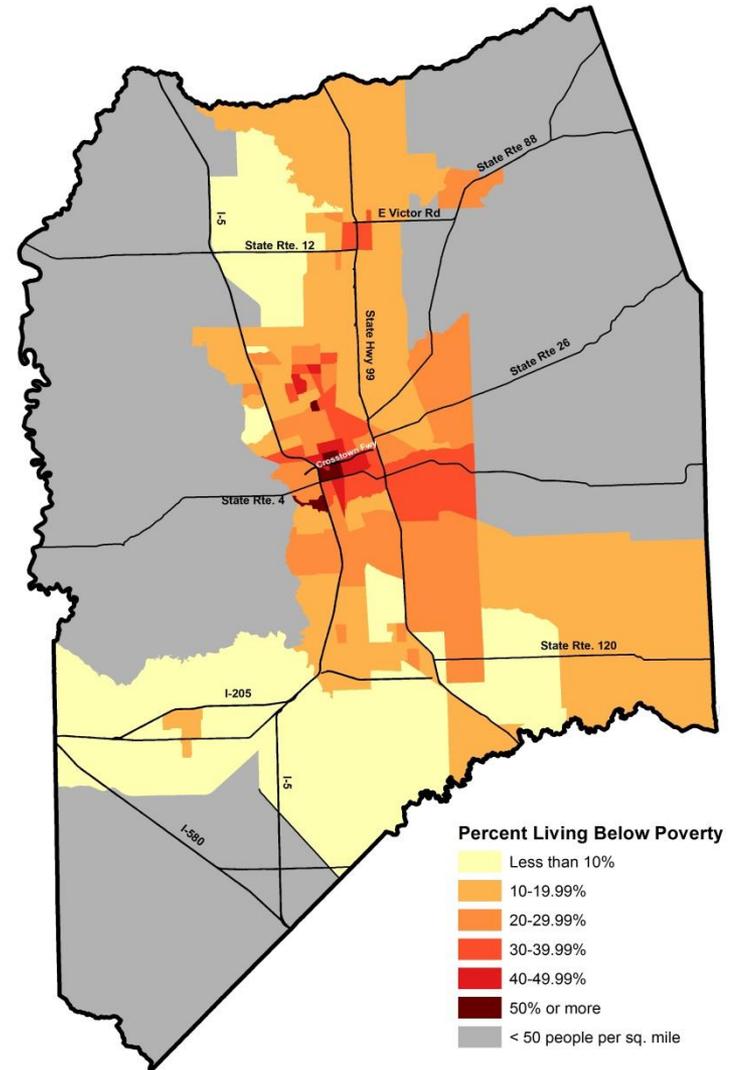
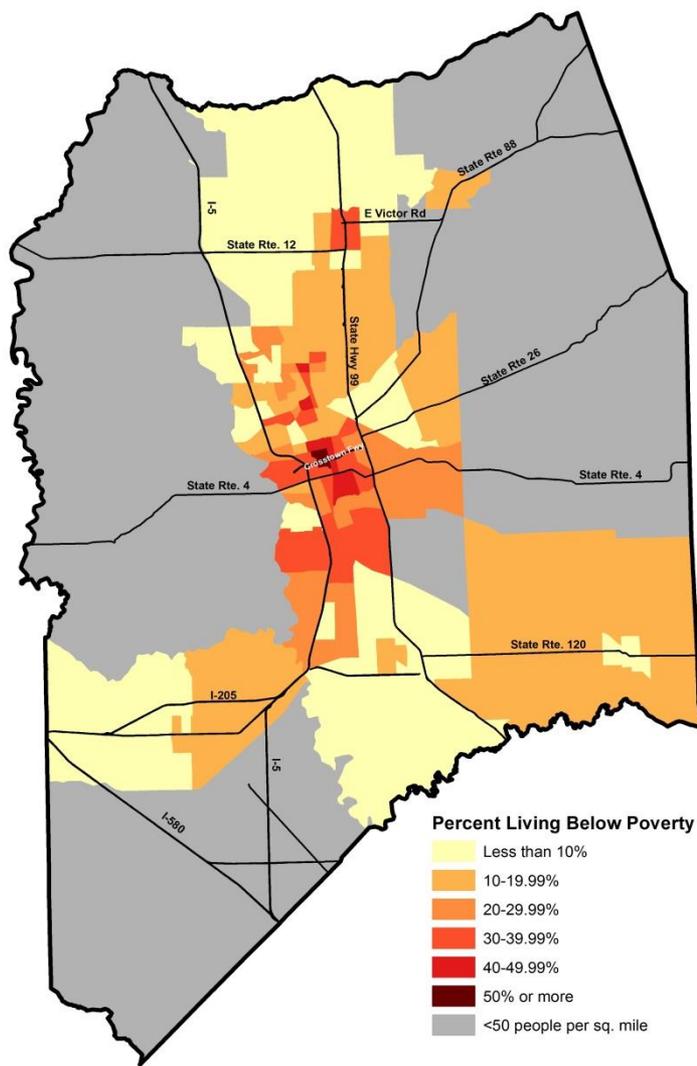
Inequality is growing, but SJ County is below CA and US average



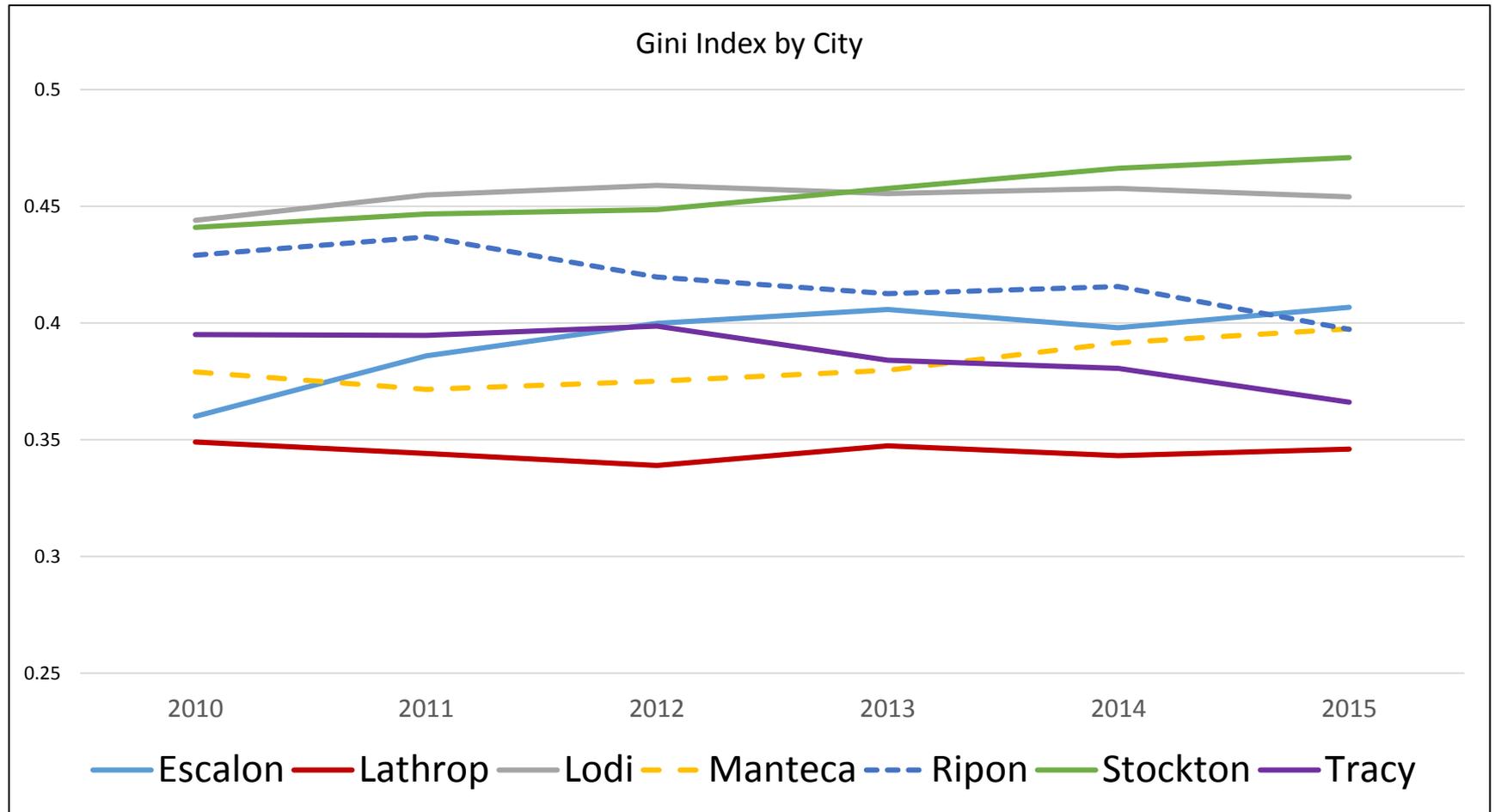
Lower inequality is due to smaller share of high-income households.



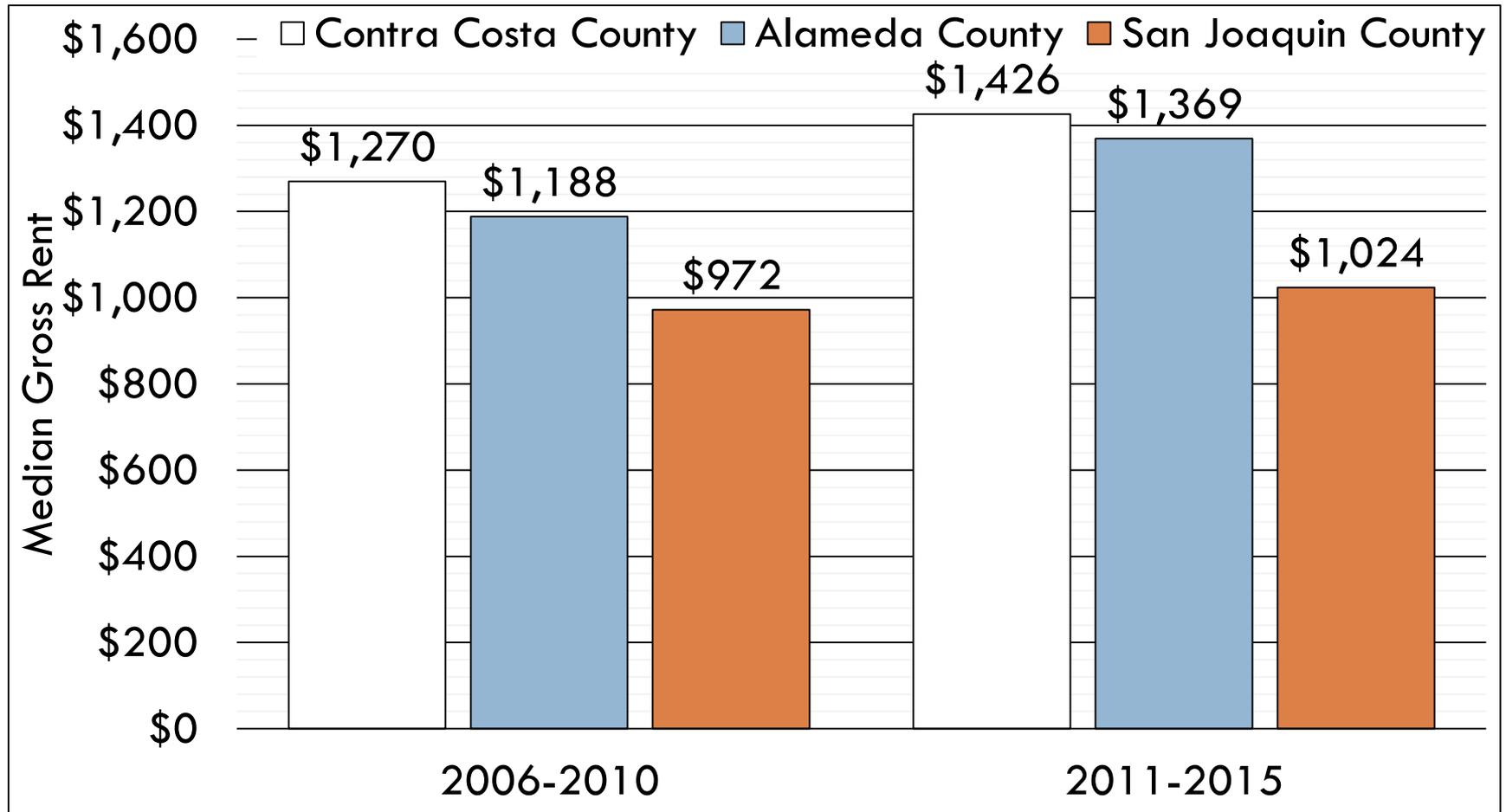
Poverty Rates: 2000 (left) vs 2015 (right)



Inequality is lowest in Lathrop/Tracy, and Highest in Stockton and Lodi

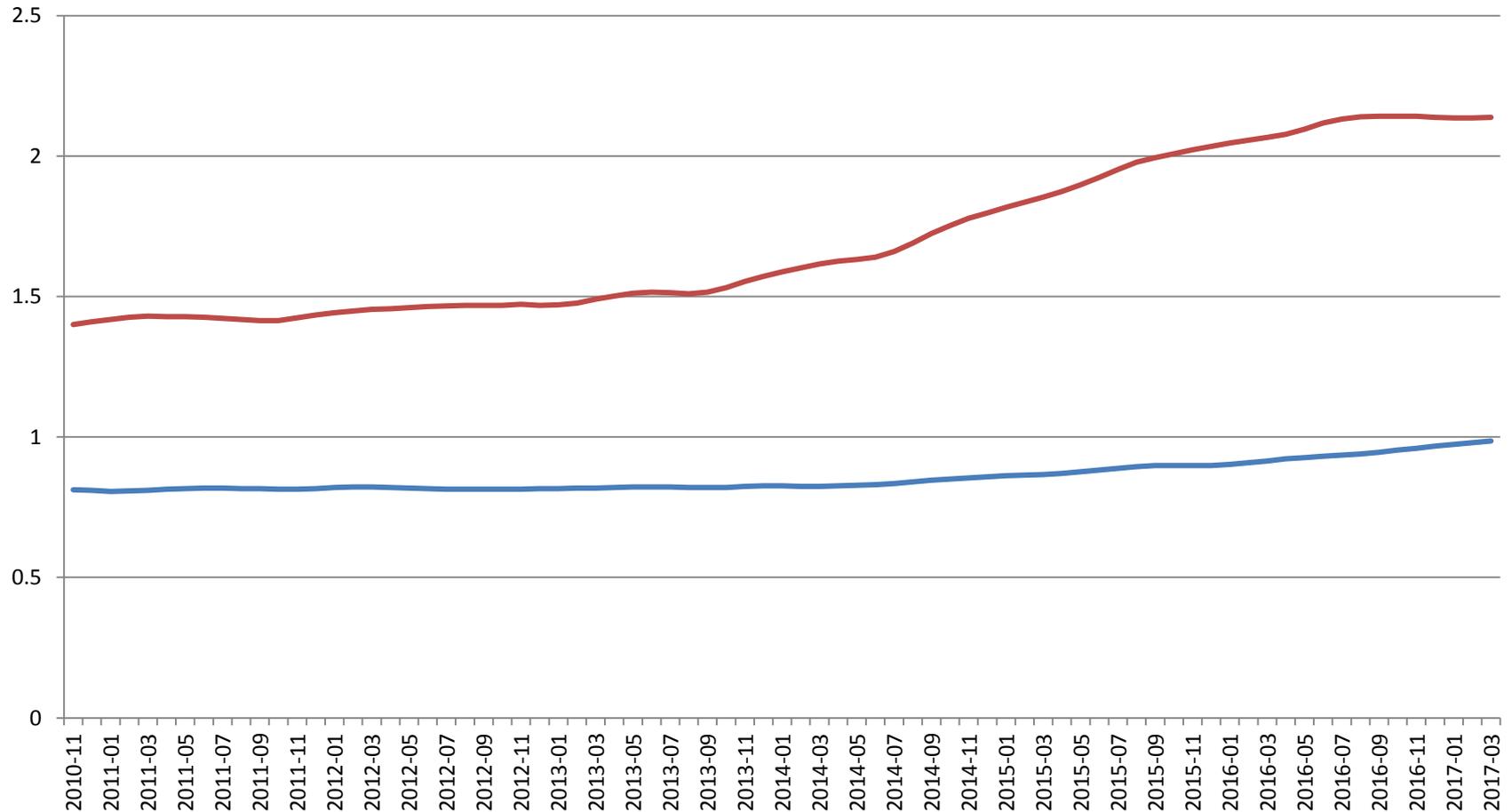


Median Gross Rent



San Joaquin County Cost of Living Index indicates 8.1% increase Q3'15 to Q3 '16

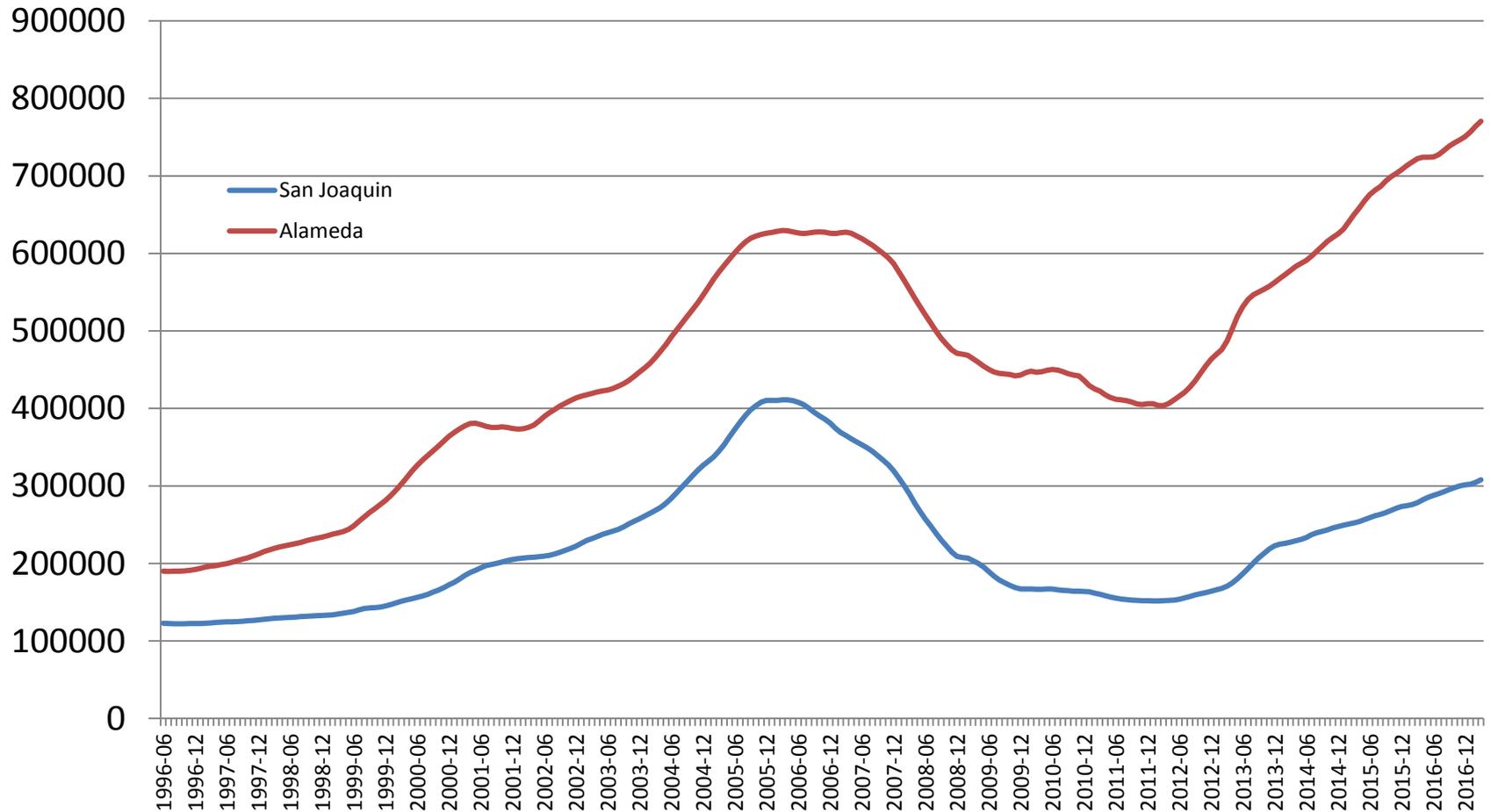
Rent per square foot: Alameda vs. San Joaquin



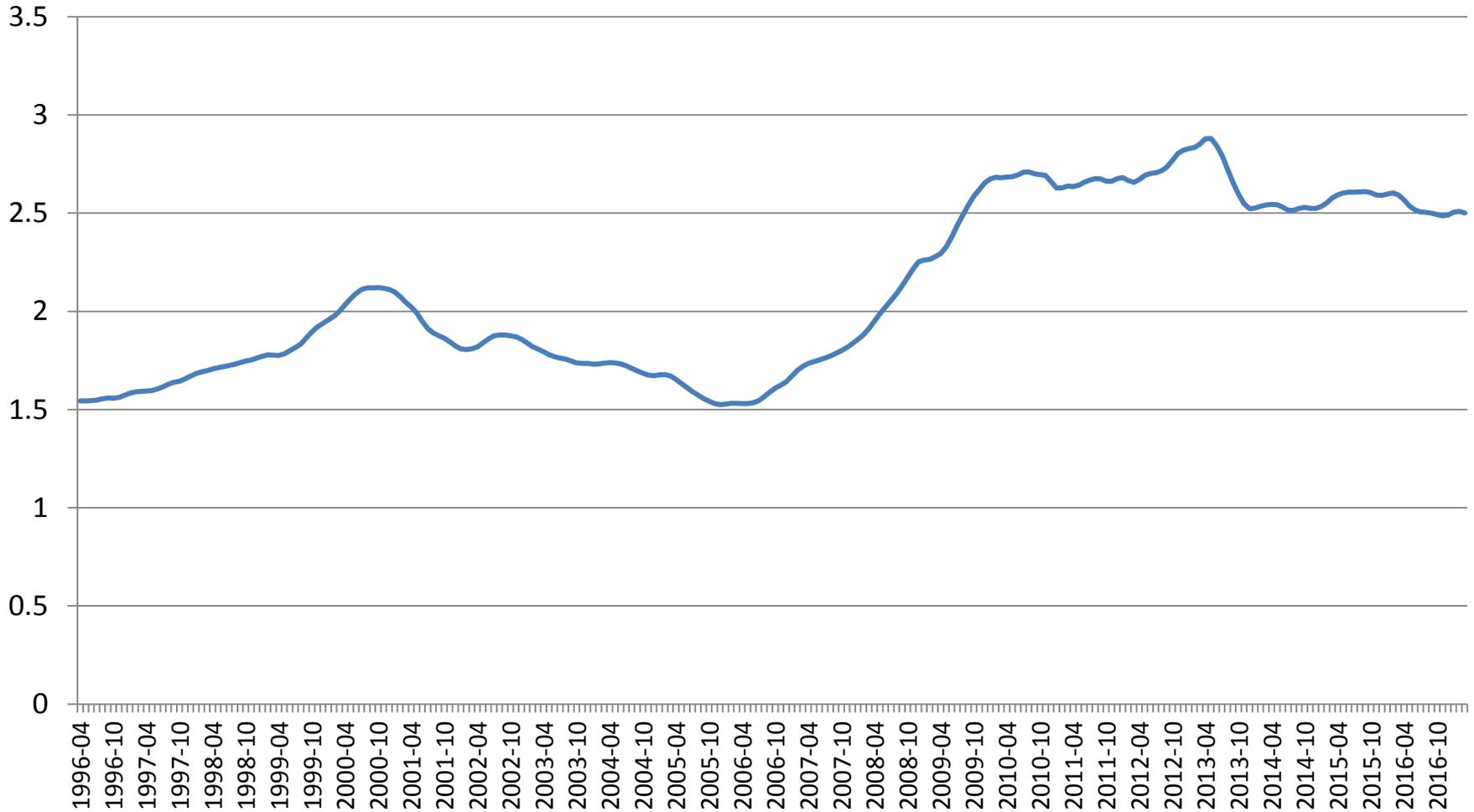
San Joaquin County monthly rent up to \$1 square foot, up 8% in 12 months.

Median Home Value

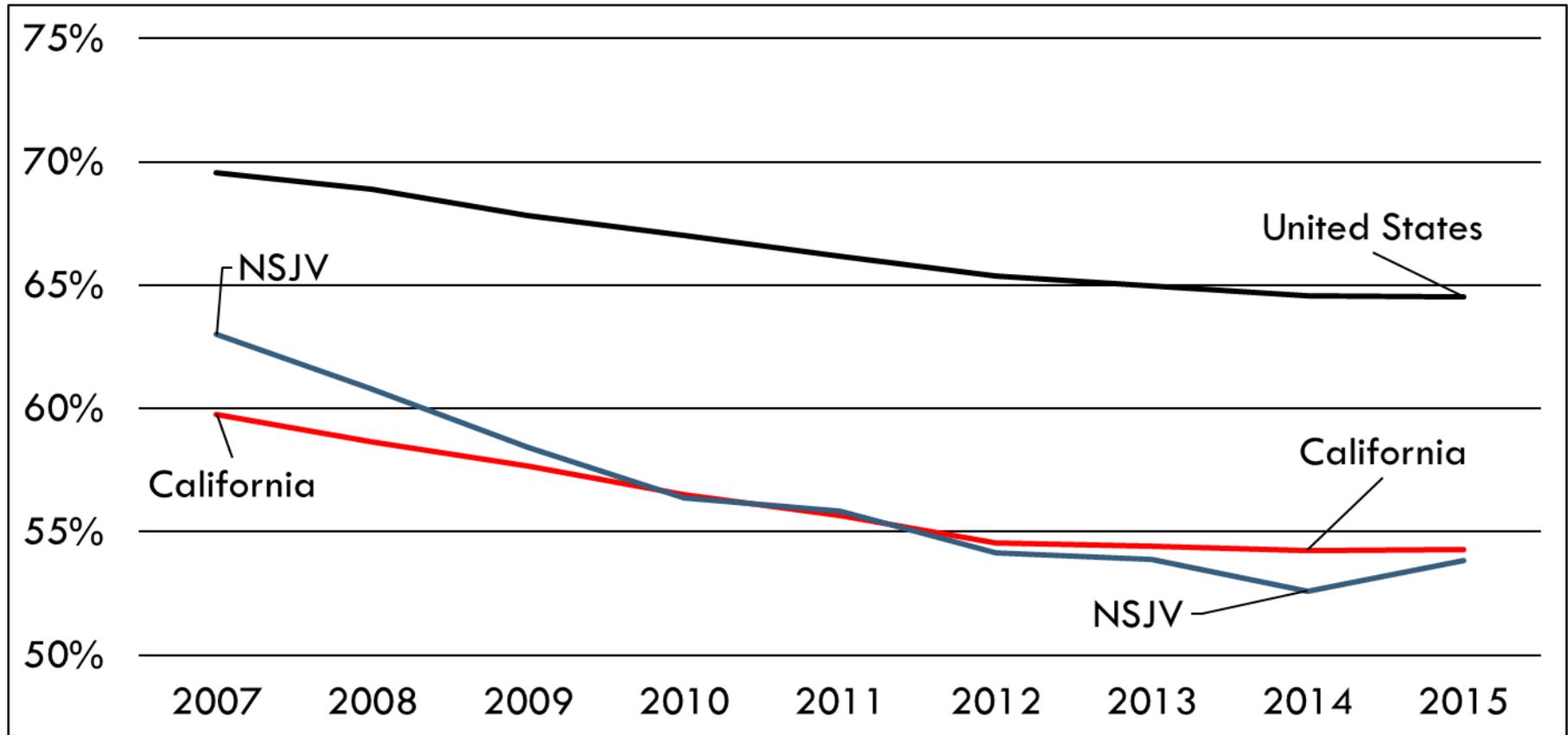
Alameda vs. San Joaquin



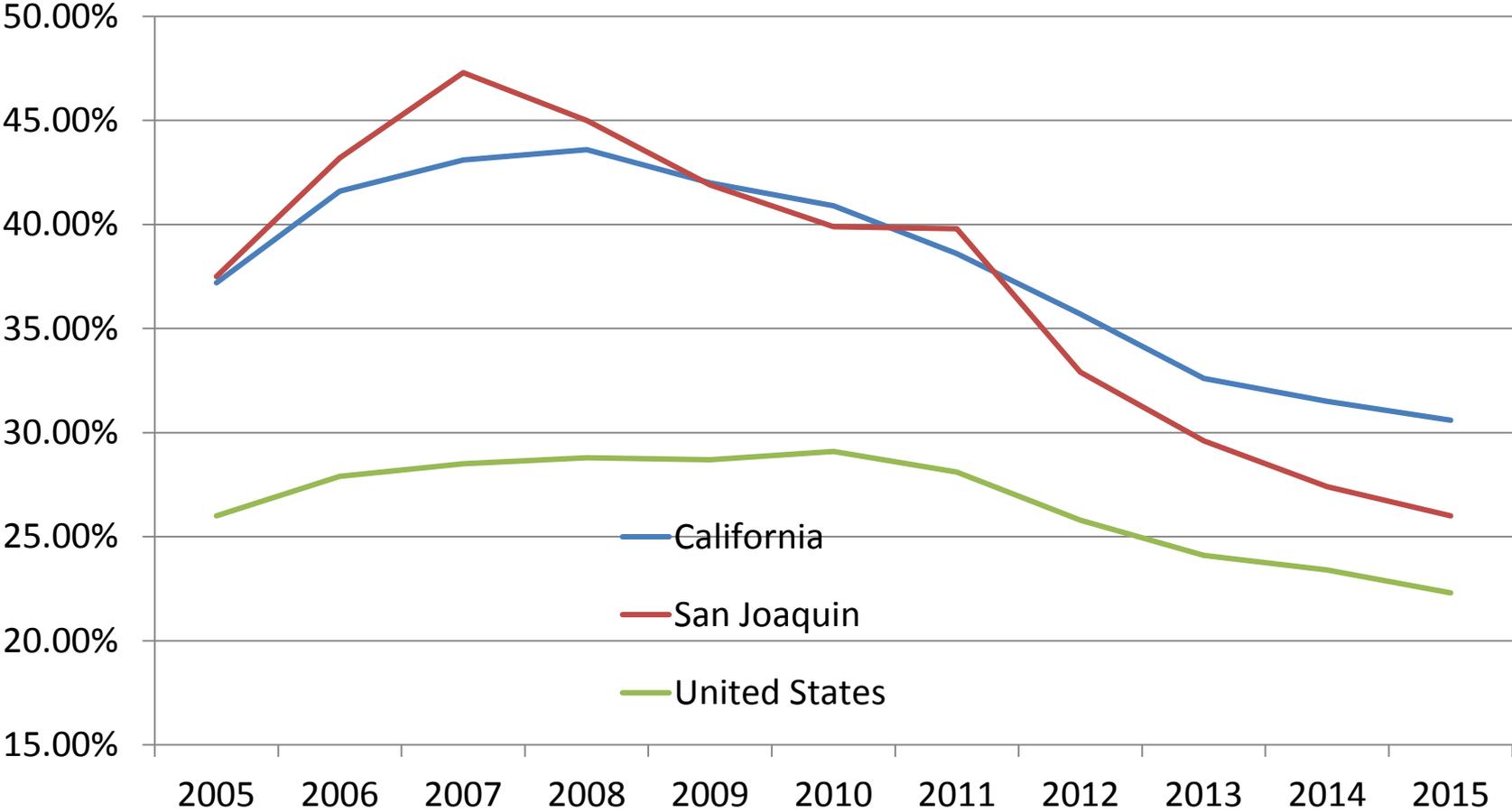
Ratio of Alameda/San Joaquin Home Values.



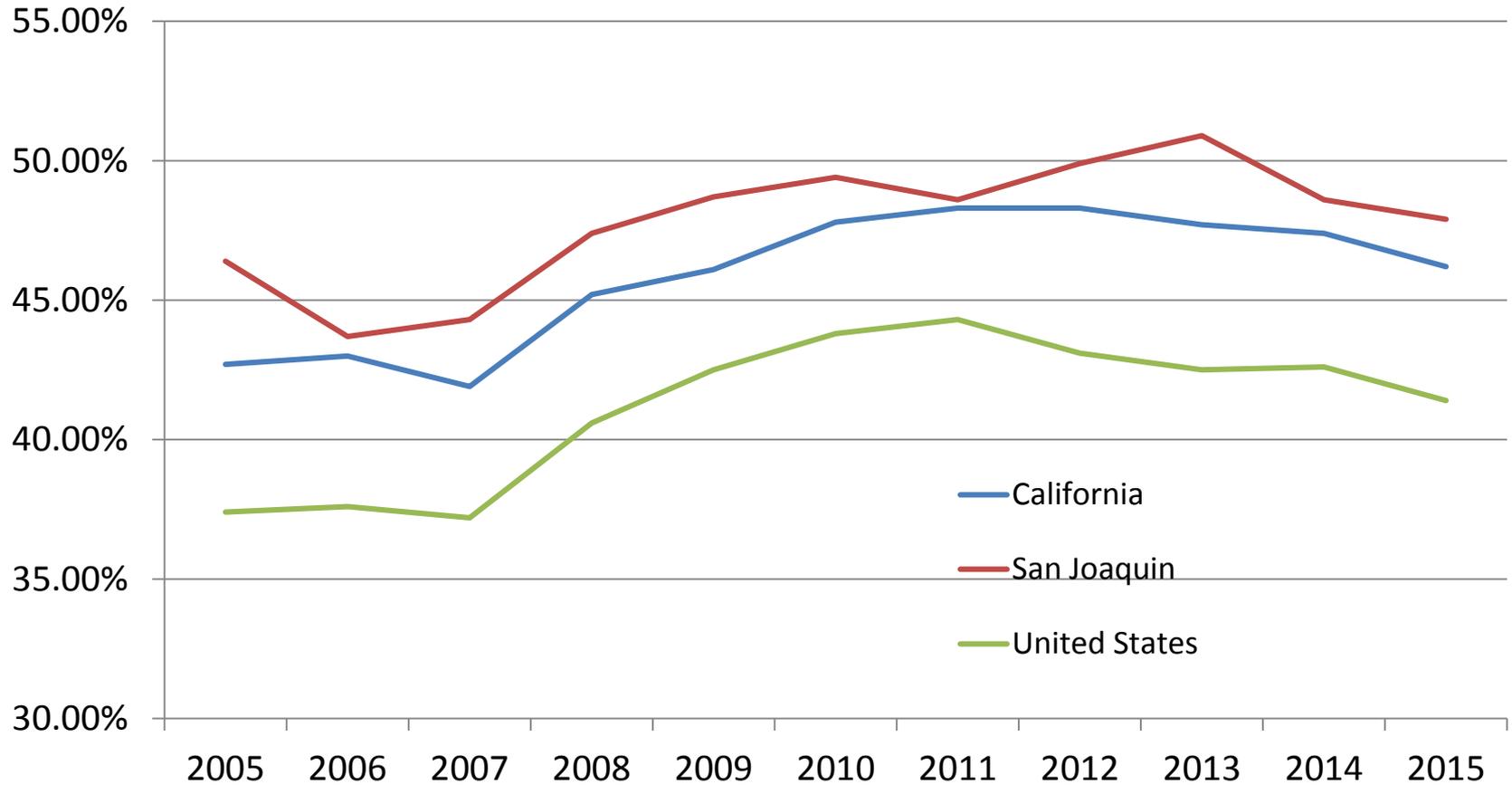
Percent of Housing Units that are Owner Occupied (San Joaquin County 55%)



Share of owner-occupants with mortgage spending >35% of income on housing costs.



Share of renters spending $>35\%$ of income on housing costs.



THANK YOU!

For more information: go.pacific.edu/cbpr