MIGRATION AND COMMUTING IN SAN JOAQUIN COUNTY

Dr. Thomas Pogue, Associate Director
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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 by county:
- 5,000 or greater
- 1,000 to 4,999
- 0 to 999
- -100 to -1
- -5,000 to -101
- Less than -5,000
Net Domestic Migration for U.S. Counties ‘15-’16
Net Foreign and Domestic Migration Trends

Net Inflows

Net Outflows

Net International Migration

Net Domestic Migration

Total Net Migration
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

- Out-commuters:
  - Graduate/Professional: 5.63%
  - College: 15.12%
  - Some College/Associate: 31.87%
  - High School: 34.90%
  - Less than High School: 12.49%

- In-commuters:
  - Graduate/Professional: 8.62%
  - College: 18.09%
  - Some College/Associate: 21.08%
  - High School: 40.82%
  - Less than High School: 11.38%
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

<table>
<thead>
<tr>
<th>Region</th>
<th>Intra-Regional</th>
<th>Out-Commuters</th>
<th>In-Commuters</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>$150,000 or more</td>
<td>$100,000-$149,999</td>
<td>$50,000-$99,999</td>
</tr>
<tr>
<td>Bay Area</td>
<td>33%</td>
<td>40%</td>
<td>30%</td>
</tr>
<tr>
<td>Sacramento</td>
<td>38%</td>
<td>26%</td>
<td>24%</td>
</tr>
</tbody>
</table>
INCOME AND HOUSING COSTS IN SAN JOAQUIN COUNTY

Dr. Jeffrey Michael, Executive Director
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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

<table>
<thead>
<tr>
<th>Geography</th>
<th>Median Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>Merced County</td>
<td>$ 42,462.00</td>
</tr>
<tr>
<td>Fresno County</td>
<td>$ 45,233.00</td>
</tr>
<tr>
<td>Stanislaus County</td>
<td>$ 50,125.00</td>
</tr>
<tr>
<td>Calaveras County</td>
<td>$ 53,233.00</td>
</tr>
<tr>
<td><strong>San Joaquin County</strong></td>
<td><strong>$ 53,274.00</strong></td>
</tr>
<tr>
<td>Amador County</td>
<td>$ 54,171.00</td>
</tr>
<tr>
<td>Sacramento County</td>
<td>$ 55,987.00</td>
</tr>
<tr>
<td>Alameda County</td>
<td>$ 75,619.00</td>
</tr>
<tr>
<td>Contra Costa County</td>
<td>$ 80,185.00</td>
</tr>
<tr>
<td>California</td>
<td>$ 61,818.00</td>
</tr>
<tr>
<td><strong>United States</strong></td>
<td><strong>$ 53,889.00</strong></td>
</tr>
</tbody>
</table>

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

San Joaquin
Alameda
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.

![Graph showing the share of renters spending >35% of income on housing costs from 2005 to 2015. The graph compares data for California, San Joaquin, and the United States.]
THANK YOU!

For more information: go.pacific.edu/cbpr