Trends and Opportunities in Housing Production for the Regional Economy

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Innovation in Housing Construction
San Joaquin Council of Governments 2019 Speaker Series
555 E. Weber Avenue, Stockton CA 95202
October 30, 2019

http://pacific.edu/cbpr
Overview

- Regional Housing Market Trends and Challenges
- Employment Trends and Opportunities in Housing for the NSJV
California Affordable Housing Crisis Is Statewide

Housing is cheaper in San Joaquin County, but incomes are lower.

Nationwide Cost of Living Index data shows San Joaquin housing costs are 39% higher than the U.S. average.

Source: U.S. Census Bureau – American Community Survey (2017)
San Joaquin County median rent went from $100 to $200 above U.S. median in most recent 3 years.

Source: U.S. Census Bureau – American Community Survey (Annual 1-Year)
San Joaquin County Building Permits
- A modest supply response to high prices.

After gain in 2018, San Joaquin County permits are down nearly 30% in first 9 months of 2019!

New Housing Permits Are Down Statewide and Across the West in 2019.

Source: U.S. Census Bureau – Building Permits Survey
## Northern California Construction Industry Workers/Residents

<table>
<thead>
<tr>
<th>County</th>
<th>Workers:</th>
<th>Residents:</th>
<th>Net In(+)/Out(-)</th>
</tr>
</thead>
<tbody>
<tr>
<td>San Joaquin</td>
<td>10,801</td>
<td>16,987</td>
<td>-6,186</td>
</tr>
<tr>
<td>Stanislaus</td>
<td>8,599</td>
<td>12,579</td>
<td>-3,980</td>
</tr>
<tr>
<td>Merced</td>
<td>2,360</td>
<td>4,806</td>
<td>-2,446</td>
</tr>
<tr>
<td>Sacramento</td>
<td>33,333</td>
<td>32,396</td>
<td>937</td>
</tr>
<tr>
<td>Alameda</td>
<td>42,447</td>
<td>32,928</td>
<td>9,519</td>
</tr>
<tr>
<td>Contra Costa</td>
<td>24,687</td>
<td>27,475</td>
<td>-2,788</td>
</tr>
<tr>
<td>San Francisco</td>
<td>20,430</td>
<td>12,348</td>
<td>8,082</td>
</tr>
<tr>
<td>San Mateo</td>
<td>17,610</td>
<td>14,698</td>
<td>2,912</td>
</tr>
<tr>
<td>Santa Clara</td>
<td>46,301</td>
<td>39,024</td>
<td>7,277</td>
</tr>
</tbody>
</table>

Age and Gender of Construction and Manufacturing Workers

Race and Education of Construction and Manufacturing Workers

Skills Development in Construction

- New construction methods can transform workforce & enhance productivity, but change of this kind requires stakeholder action.

- Need flexibility & coordination in building and supporting career pathways linking workforce, employers, policy makers and training institutions.
THANK YOU!

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