

# SAN JOAQUIN COUNCIL OF GOVERNMENTS SPEAKER SERIES

## SJC Index

San Joaquin County

2020

Analysis of San Joaquin County  
Economic & Social Indicators



## 2020 SAN JOAQUIN COUNTY INDEX AND COVID-19 IMPACTS WEBINAR

DECEMBER 9, 2020 12:00-1:00 PM

Eberhardt School of Business  
**Center for Business  
& Policy Research**



**S J C O G**  
SAN JOAQUIN COUNCIL OF GOVERNMENTS

UNIVERSITY OF THE  
**PACIFIC**

Center for Business  
and Policy Research

# 2020 San Joaquin County Index and COVID-19 Impacts

Welcome

Andrew Chesley, Executive Director,  
San Joaquin Council of Governments

# Agenda

- Welcome 12:00pm – 12:05pm
- Part One 12:05pm – 12:25 pm
  - ▣ The Index: People & Society/ The County as a Place
  - ▣ COVID-19 impacts
- Part Two 12:25pm – 12:45 pm
  - ▣ The Index: The County Economy
  - ▣ COVID-19 impacts
  - ▣ Notes 2021 outlook
- Questions and Answers 12:45pm – 1:00pm

# Part One - People & Society/ The County as a Place

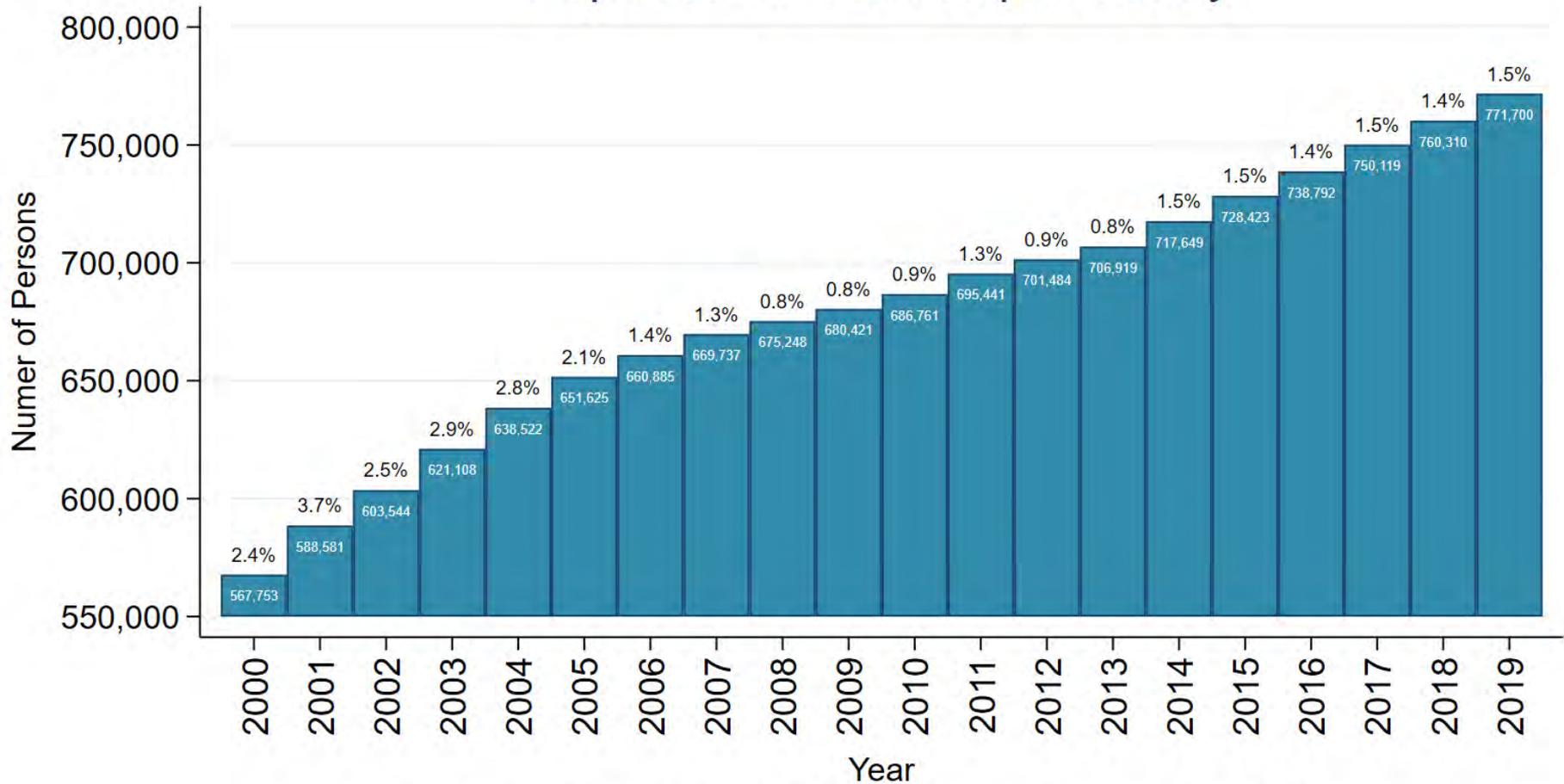
## COVID-19 Impacts and the County Index

- People and Society
  - ▣ Demographics
  - ▣ Human Capital
  - ▣ Safety
  - ▣ Social Capital
- As a Place
  - ▣ Housing
  - ▣ Transportation
  - ▣ Tourism
  - ▣ Health

Thomas Pogue, Associate Director, Center for Business and Policy Research, University of the Pacific

# Demographics

## Population in San Joaquin County

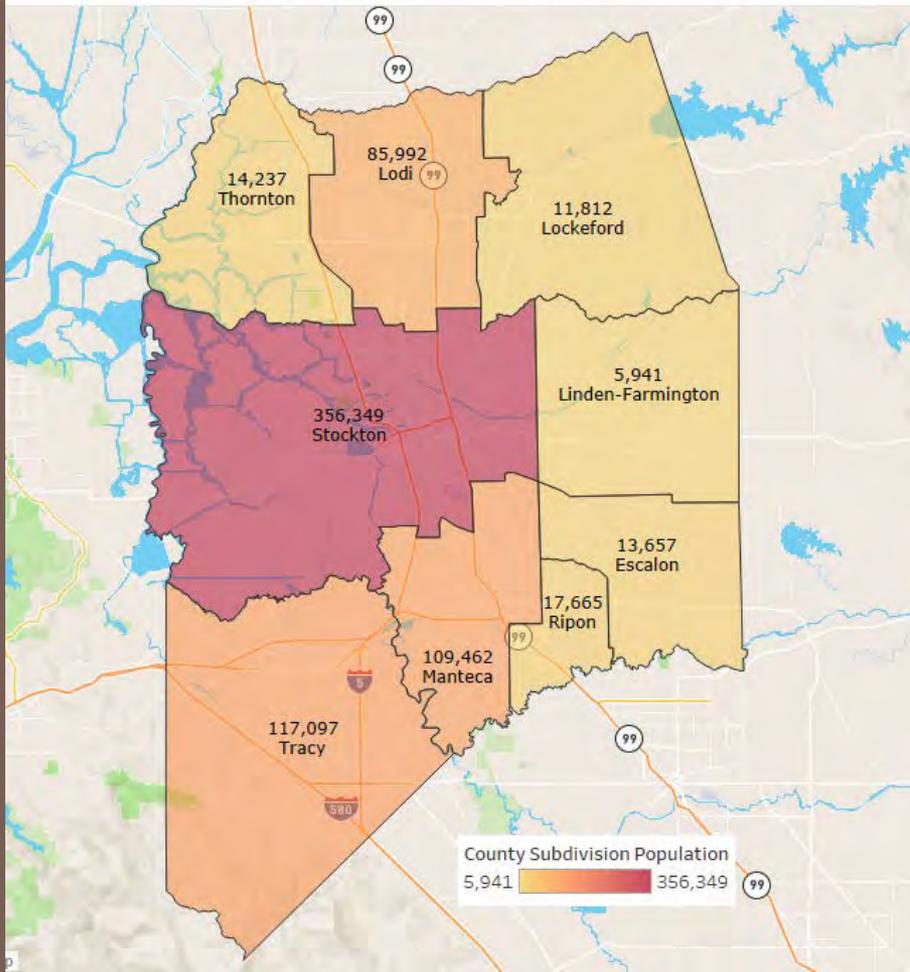


Source: California Department of Finance, E-6. Population Estimates and Components of Change by County

# Demographics

Population By County Subdivision  
2014-2018 Average

Source: U.S. Census Bureau, Total Population

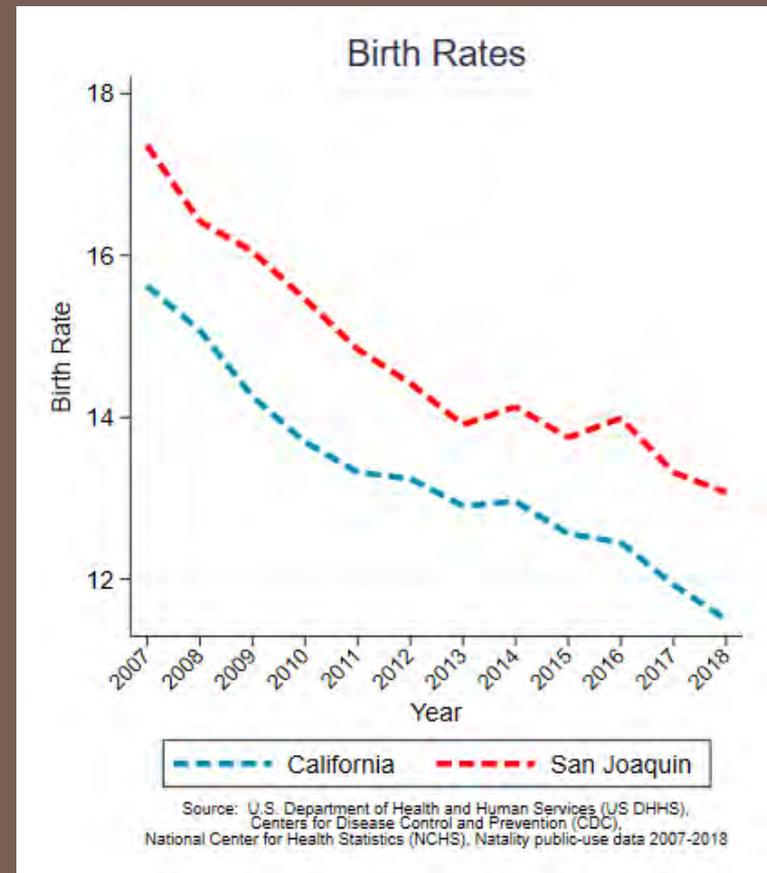
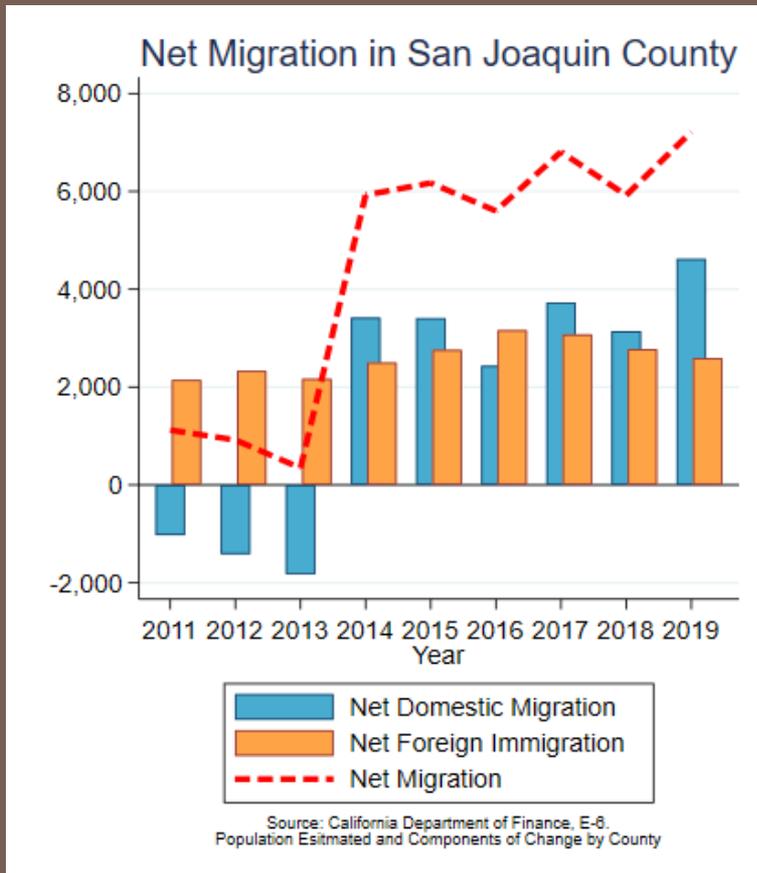


## Population in San Joaquin County

	Popula- tion	Population Change		
		2010- 2014	2015- 2019	2010- 2019
<b>Total County</b>	<b>762,148</b>	<b>3.60%</b>	<b>5.50%</b>	<b>10.90%</b>
<b>Escalon city</b>	<b>7,574</b>	<b>2.90%</b>	<b>1.30%</b>	<b>6.20%</b>
<b>Lathrop city</b>	<b>24,483</b>	<b>10.20%</b>	<b>20.70%</b>	<b>38.40%</b>
<b>Lodi city</b>	<b>67,586</b>	<b>2.20%</b>	<b>5.20%</b>	<b>8.60%</b>
<b>Manteca city</b>	<b>83,028</b>	<b>8.00%</b>	<b>10.60%</b>	<b>22.60%</b>
<b>Ripon city</b>	<b>16,386</b>	<b>3.80%</b>	<b>7.90%</b>	<b>13.40%</b>
<b>Stockton city</b>	<b>312,697</b>	<b>2.80%</b>	<b>2.70%</b>	<b>6.80%</b>
<b>Tracy city</b>	<b>94,740</b>	<b>2.50%</b>	<b>9.00%</b>	<b>13.30%</b>
<b>Unincorporated</b>	<b>155,654</b>	<b>3.40%</b>	<b>4.80%</b>	<b>10.10%</b>

Source: U. S. Census Bureau, Annual Estimates for the Resident Population for Incorporated Places

# Demographics

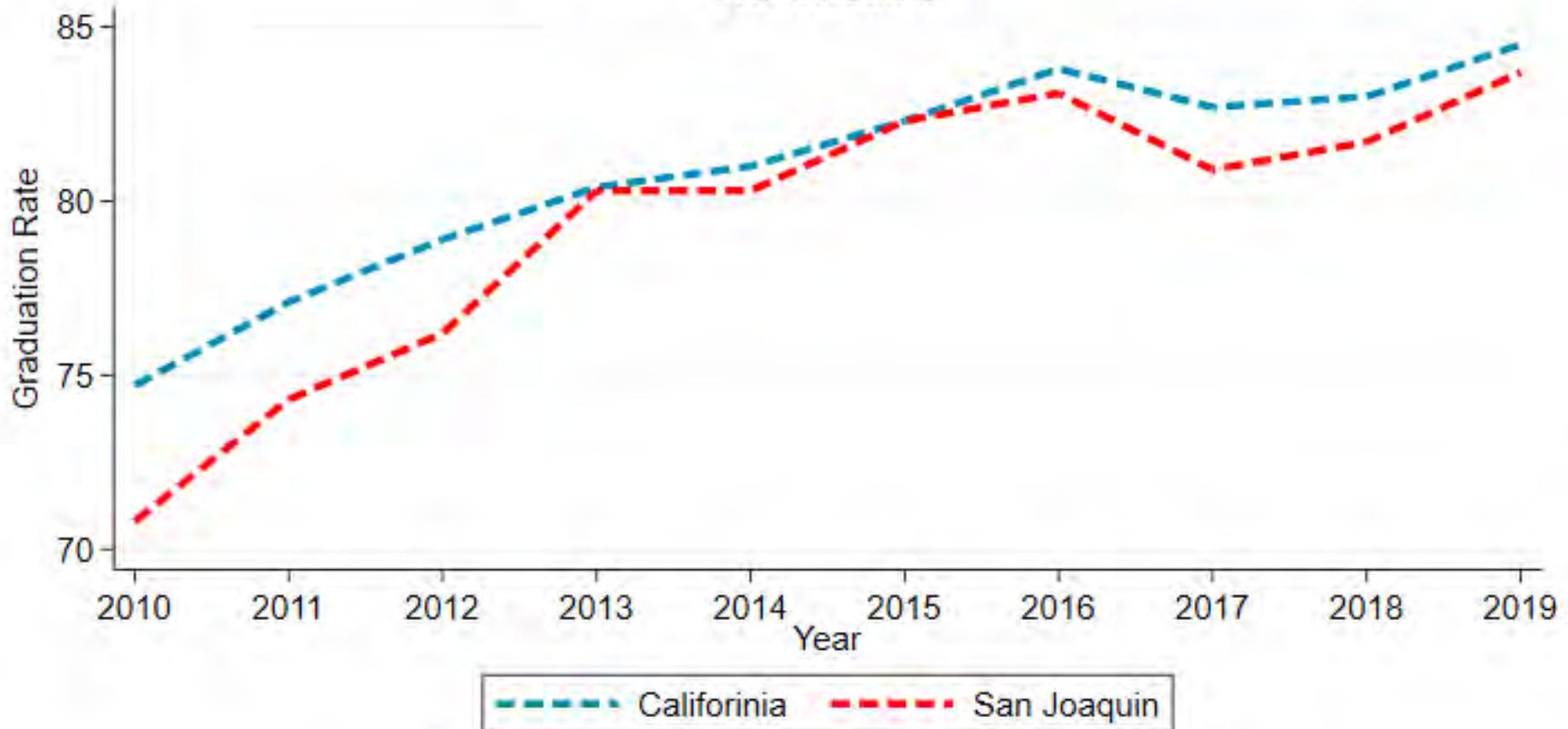


The county went from 600,000 in 2002 to 700,000 in 2012  
We forecast the county will reach 800,000 in 2023; then 900,000 in 2033; 950,000 in 2040 and 1,000,000 in 2047.

# Human Capital

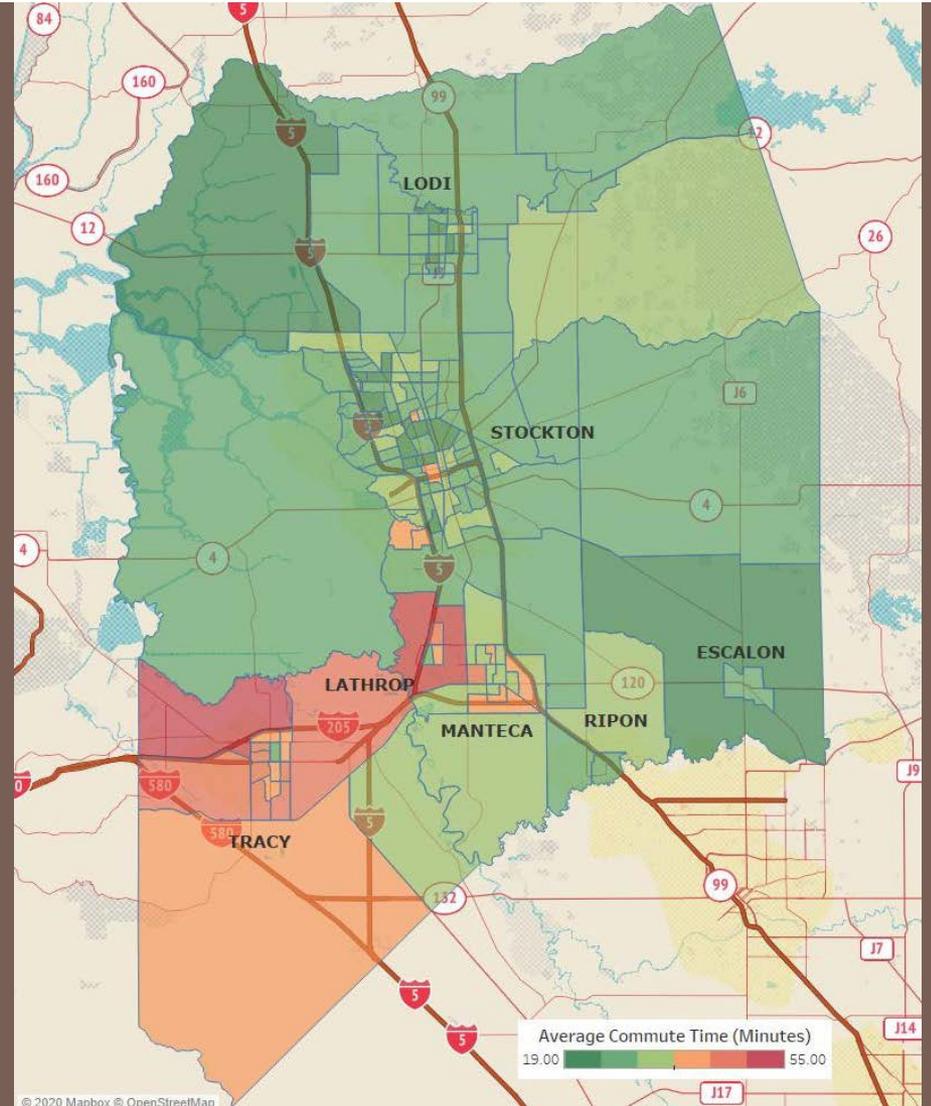
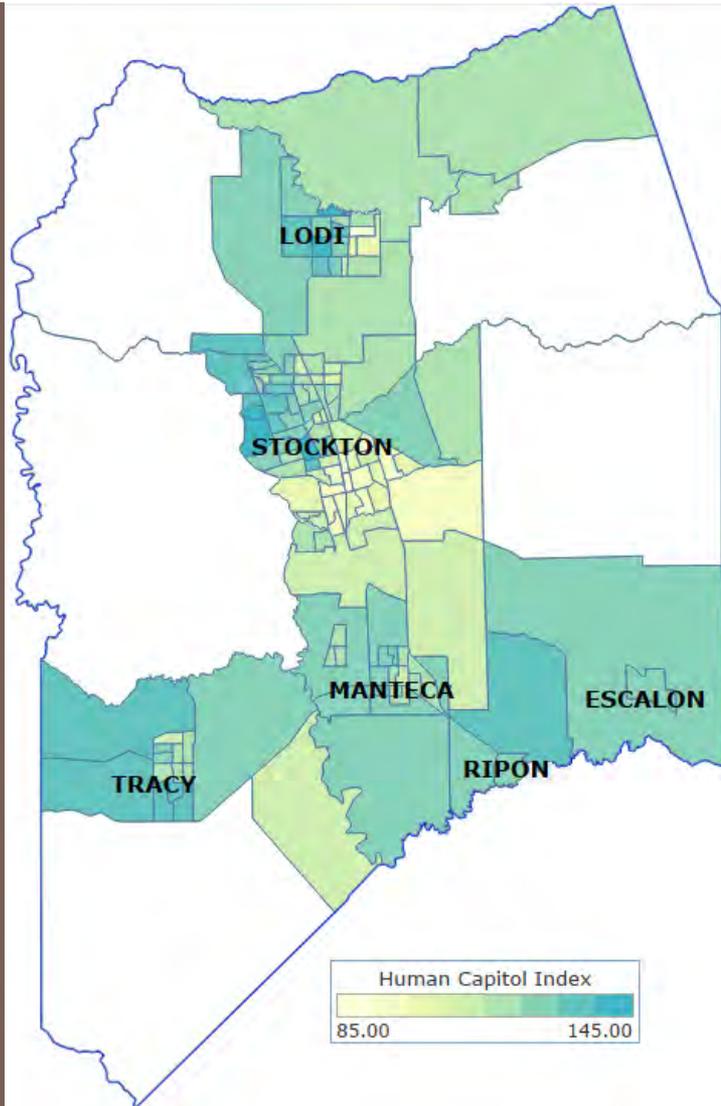
## High School Graduation Rates

Four-Year Cohorts



Source: California Department of Education, Four-Year Adjusted Cohort Graduation Rate

# HUMAN CAPITAL & COMMUTING TIMES ACROSS THE COUNTY



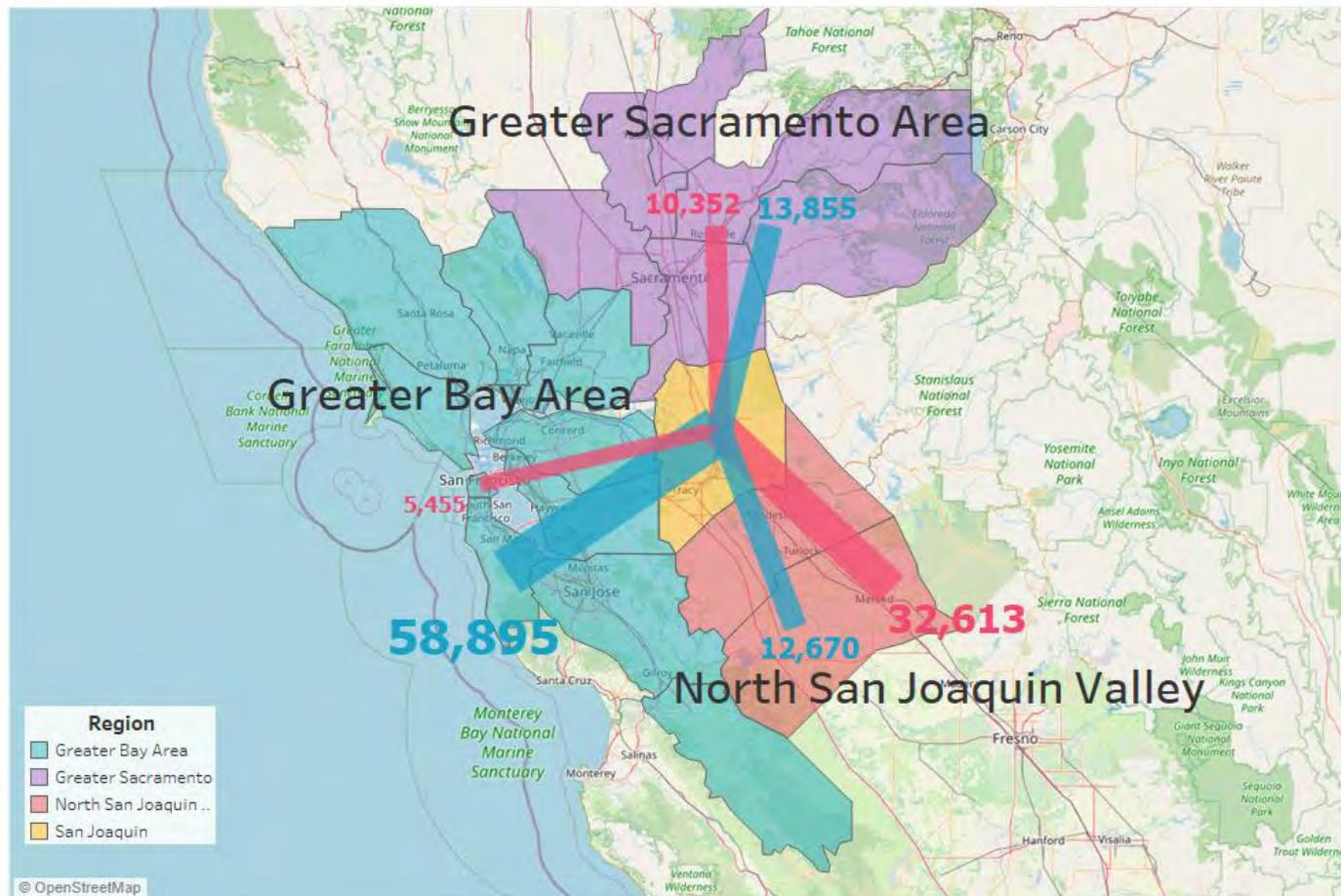
# Commute Flows

2018 Commuter Flows of Workers Into and Out of San Joaquin County

Source: U.S. Census Bureau - IPUMS

Inflows - Workers Commuting to San Joaquin County that Reside in Another County

Outflows - San Joaquin County Resident Commuting to Work in Another County



# Tourism

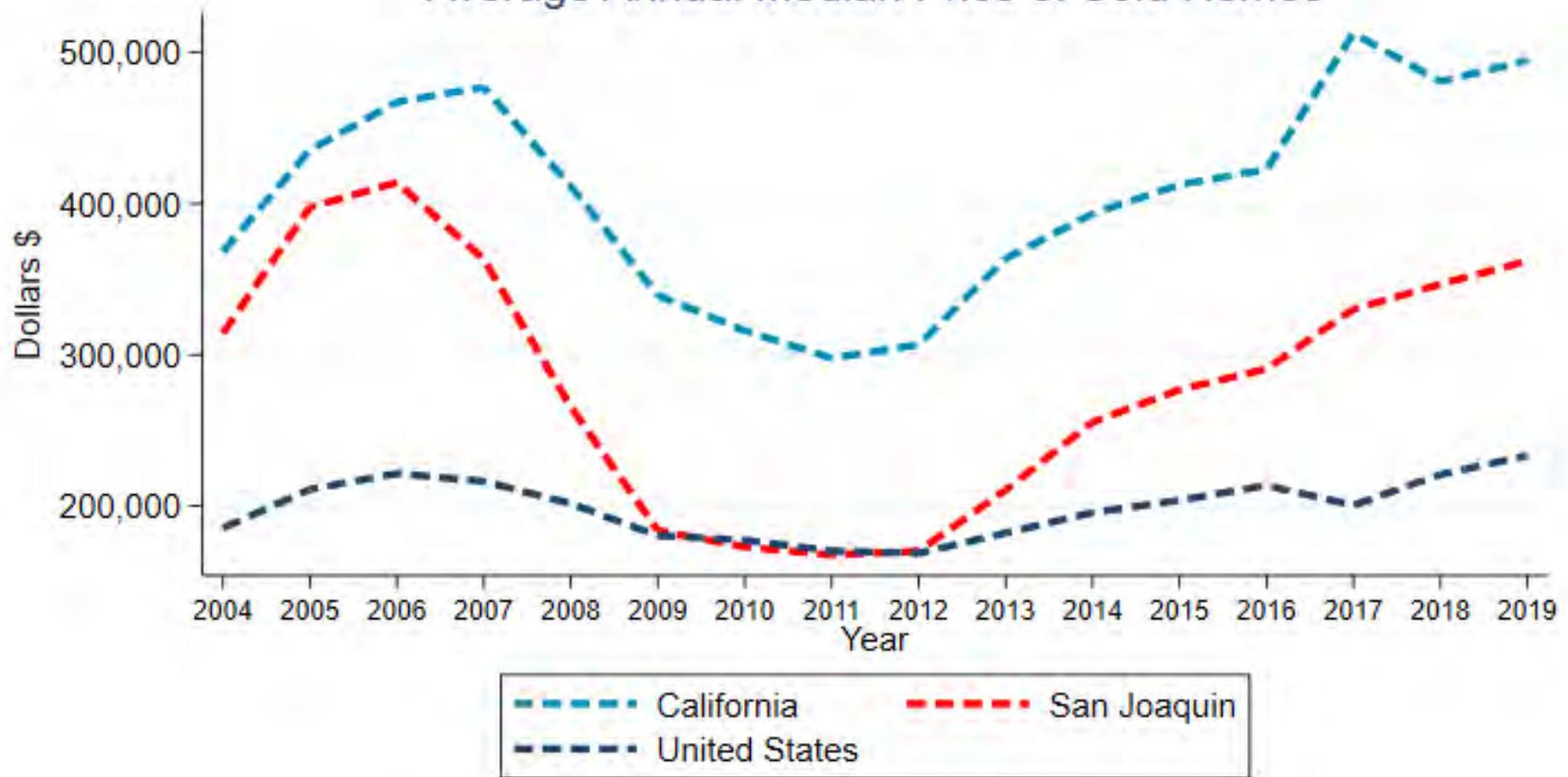
## Travel and Tourism Spending San Joaquin County



Source: Visit California

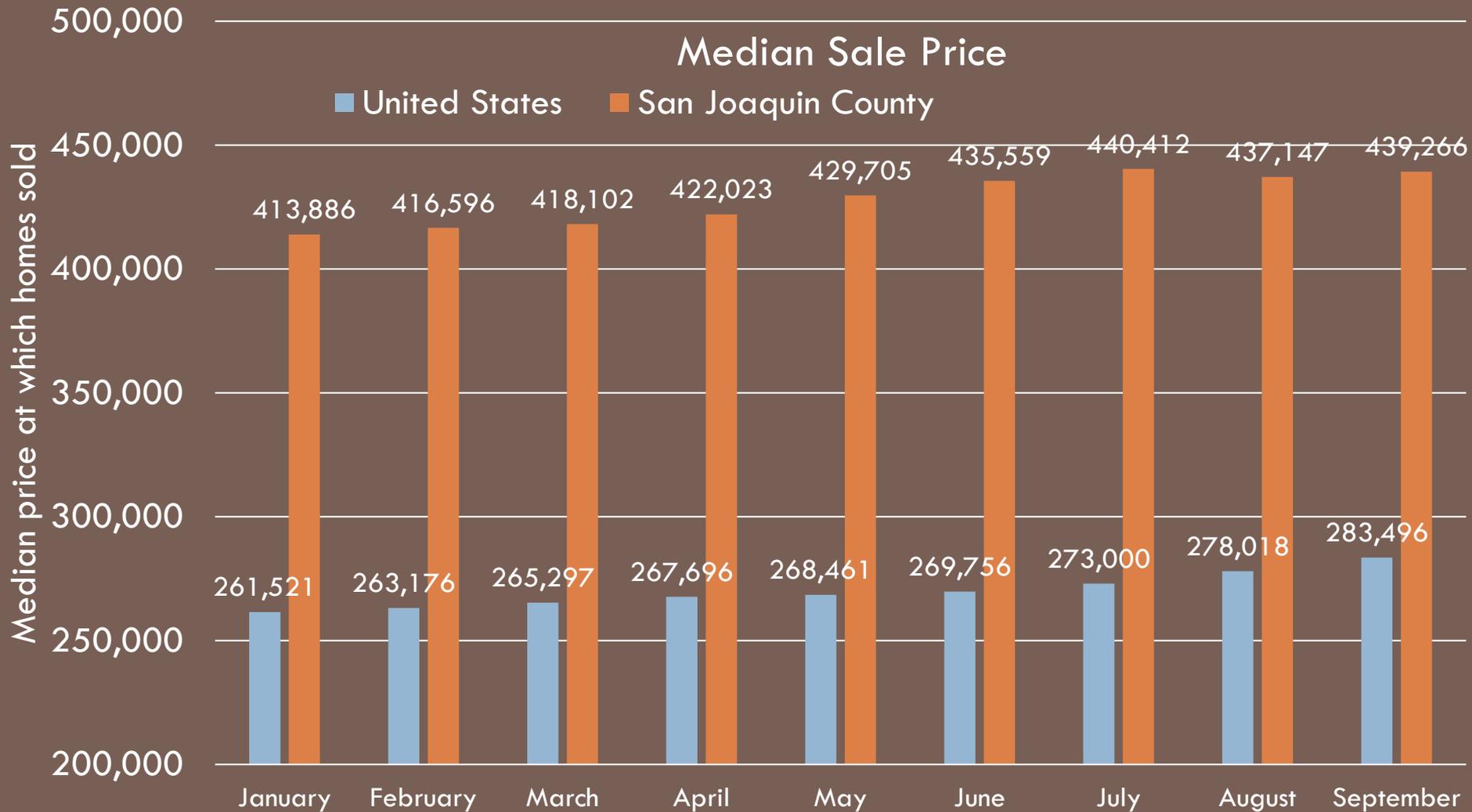
# Housing

## Average Annual Median Price of Sold Homes

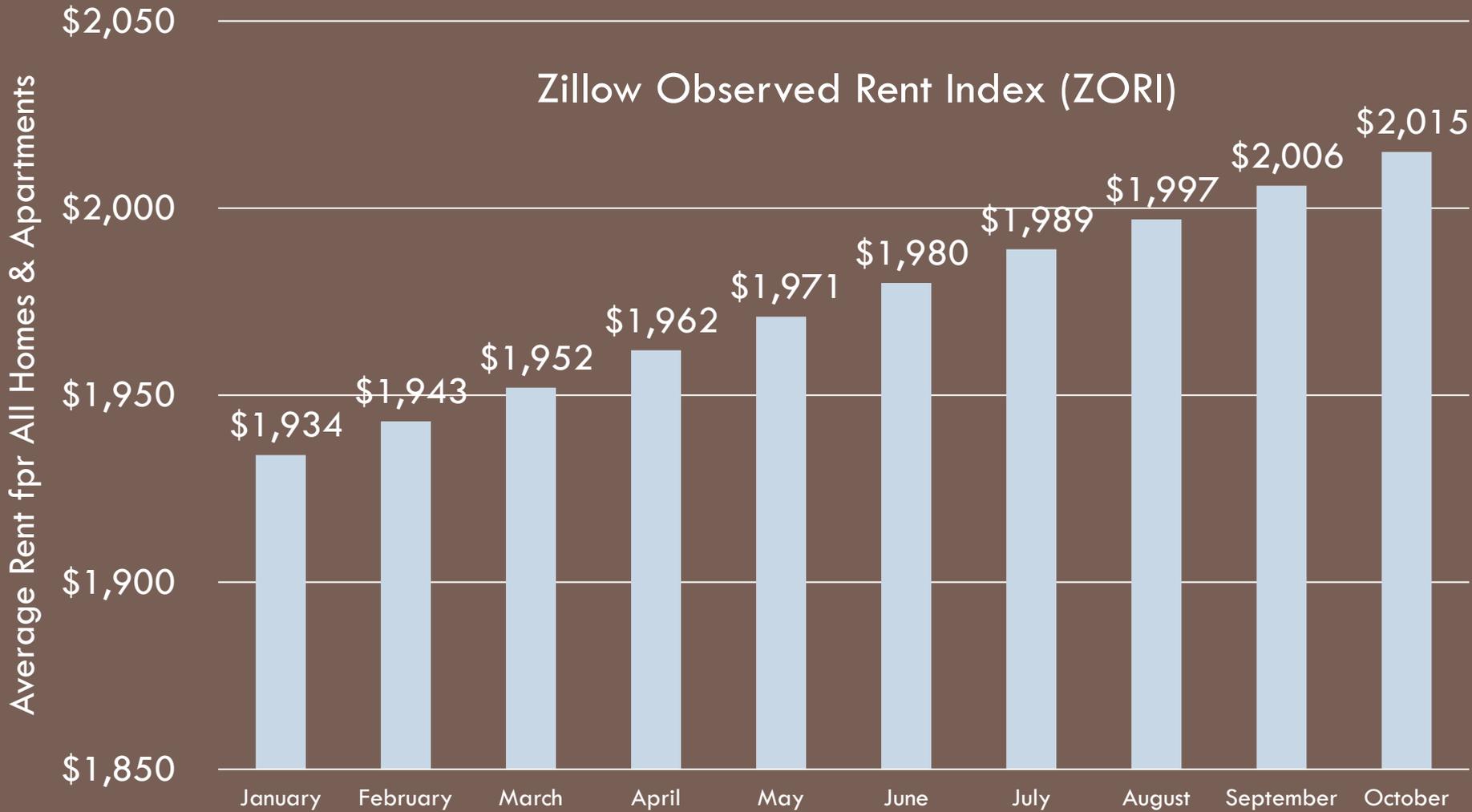


Source: Zillow Real Estate Research

# Median Home Sale Price - 2020



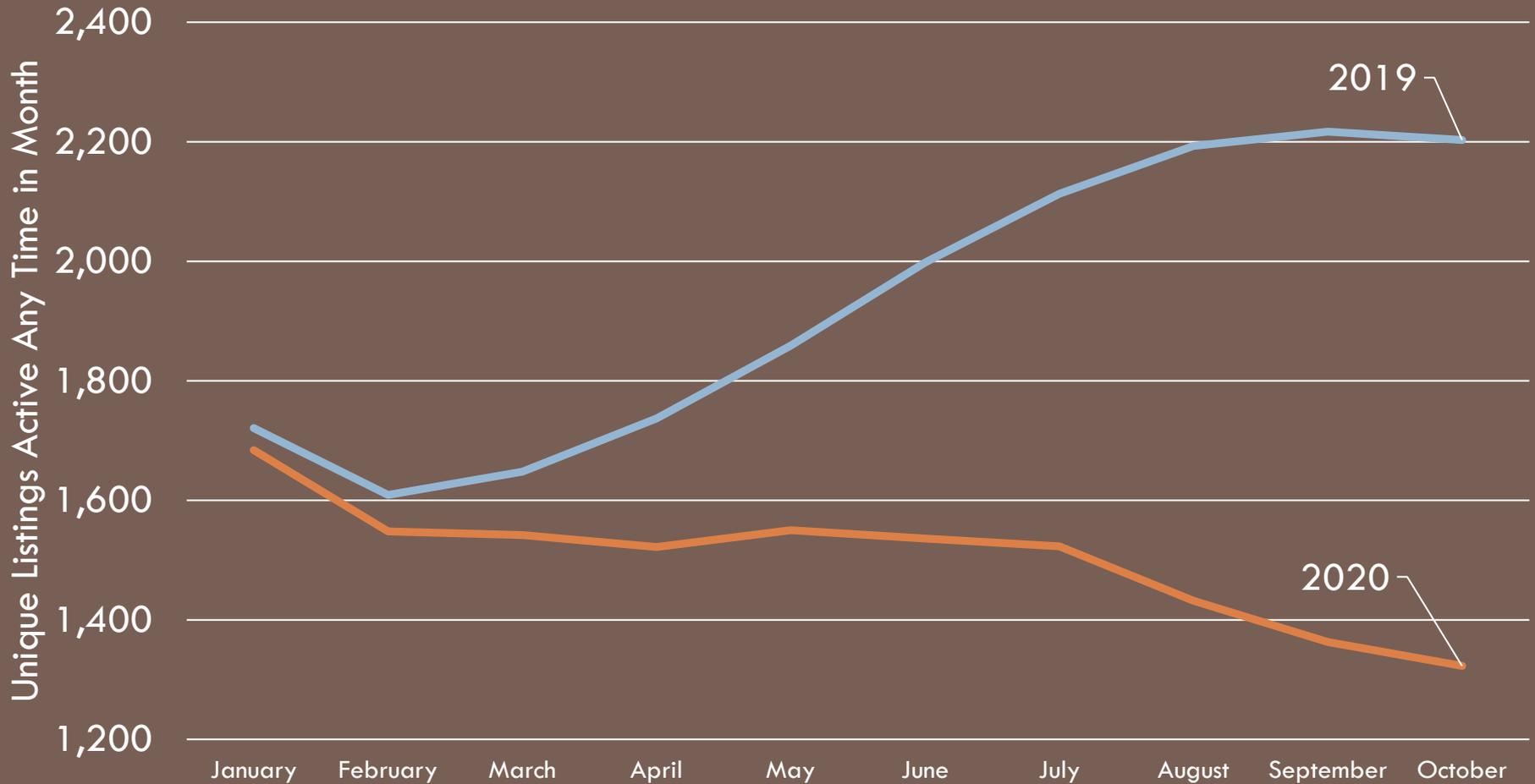
# San Joaquin County – 2020 Rental Values



Source: Zillow

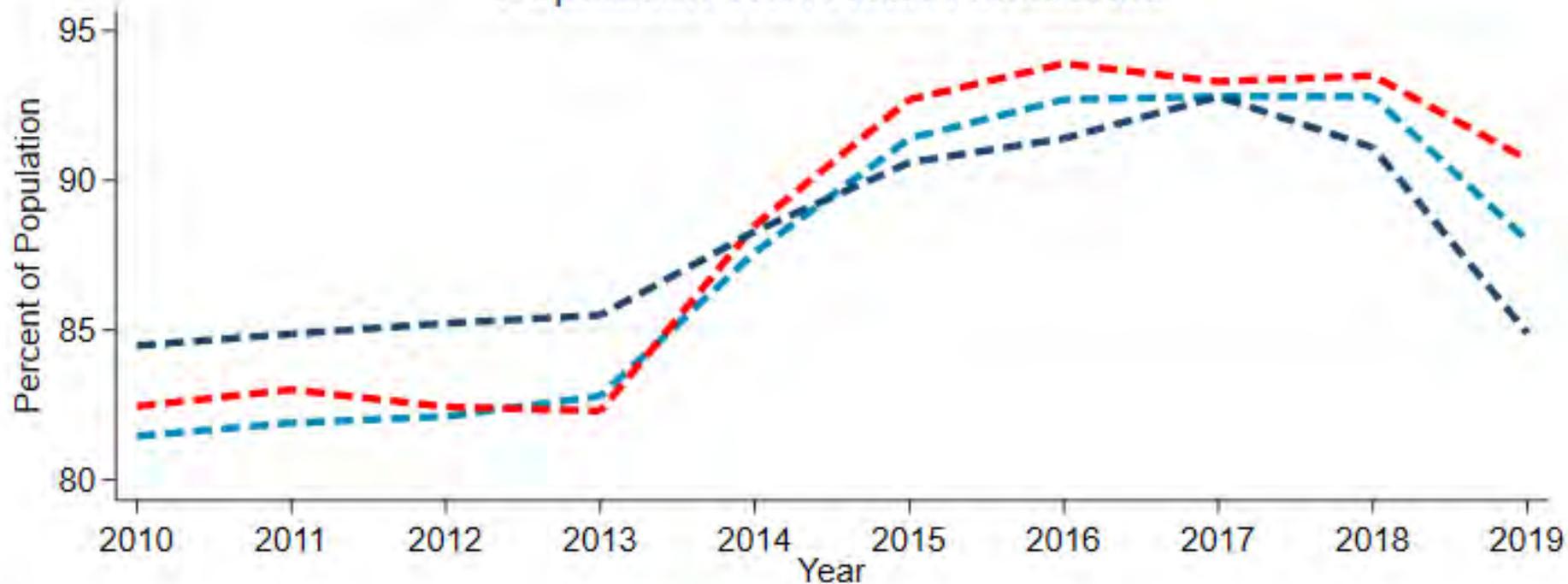
# San Joaquin County – Housing Inventory

## For-Sale Inventory



# Health

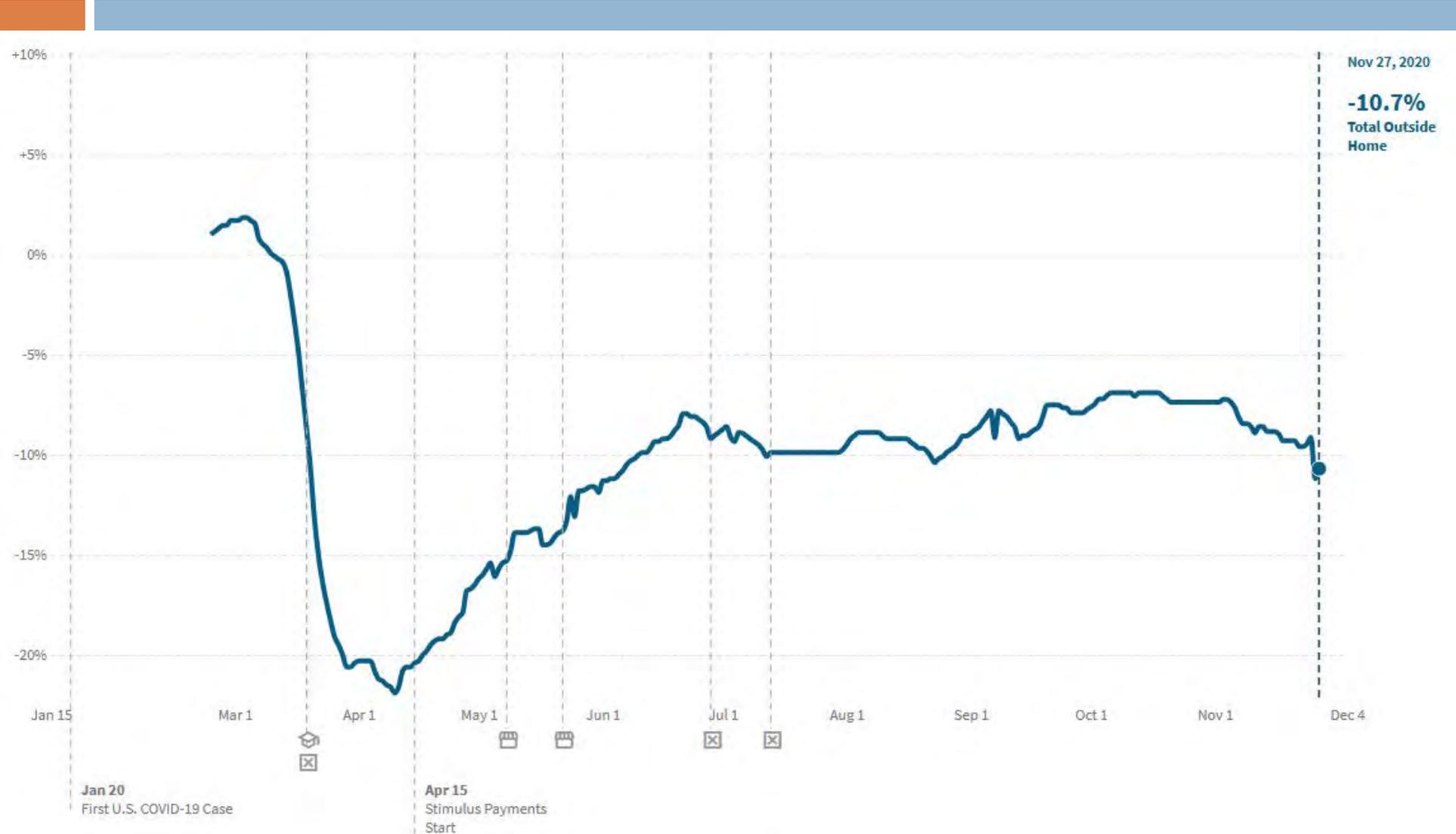
## Population With Health Insurance



California  
San Joaquin County  
United States

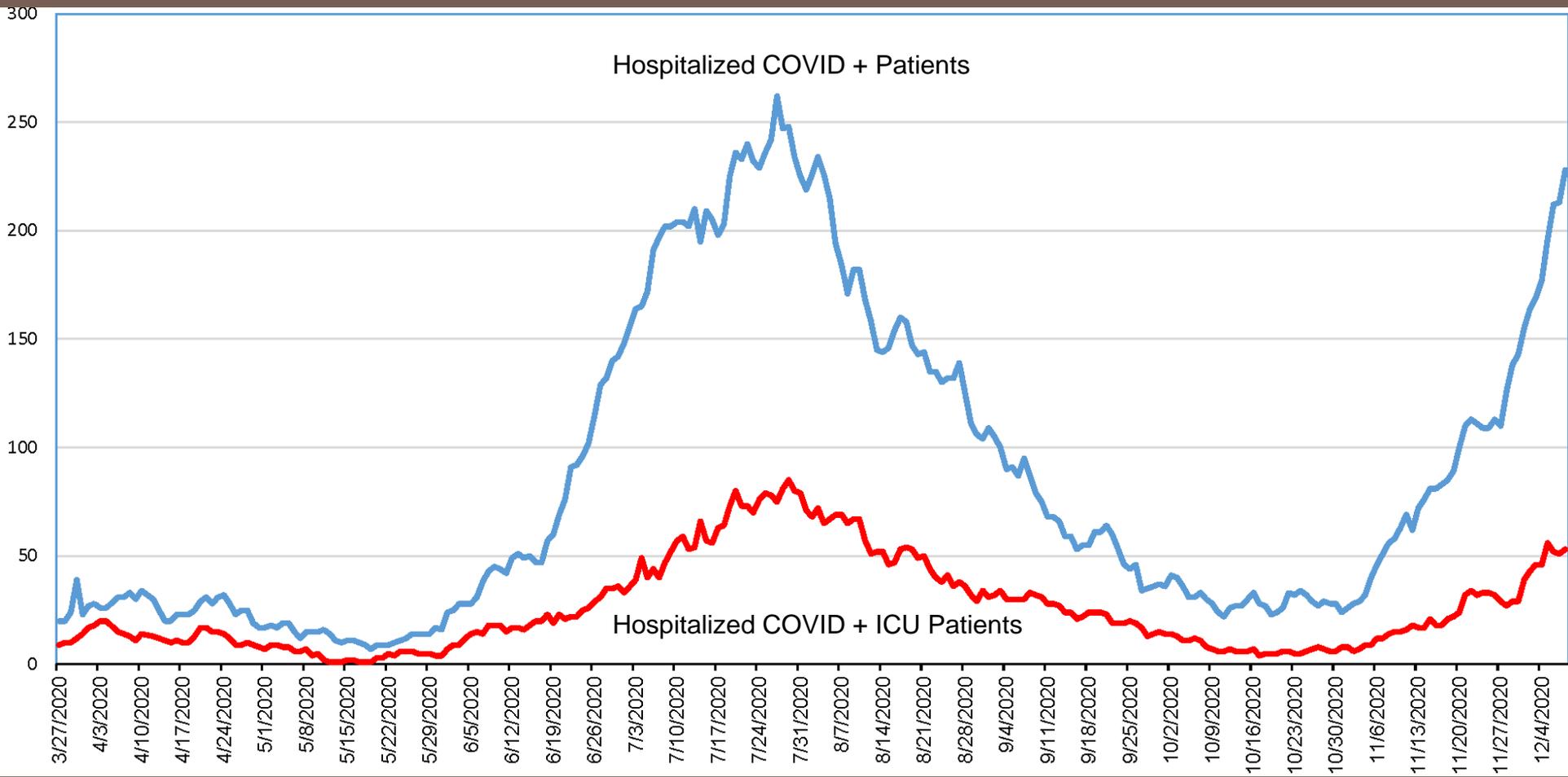
Source: U.S. Census Bureau  
Selected Characteristics of Health Insurance Coverage in the United States

# Time Outside Home 15 January 2020 – 27 November 2020



# San Joaquin County

## COVID-19 Hospitalization Tracking Report



# Part Two - The County Economy

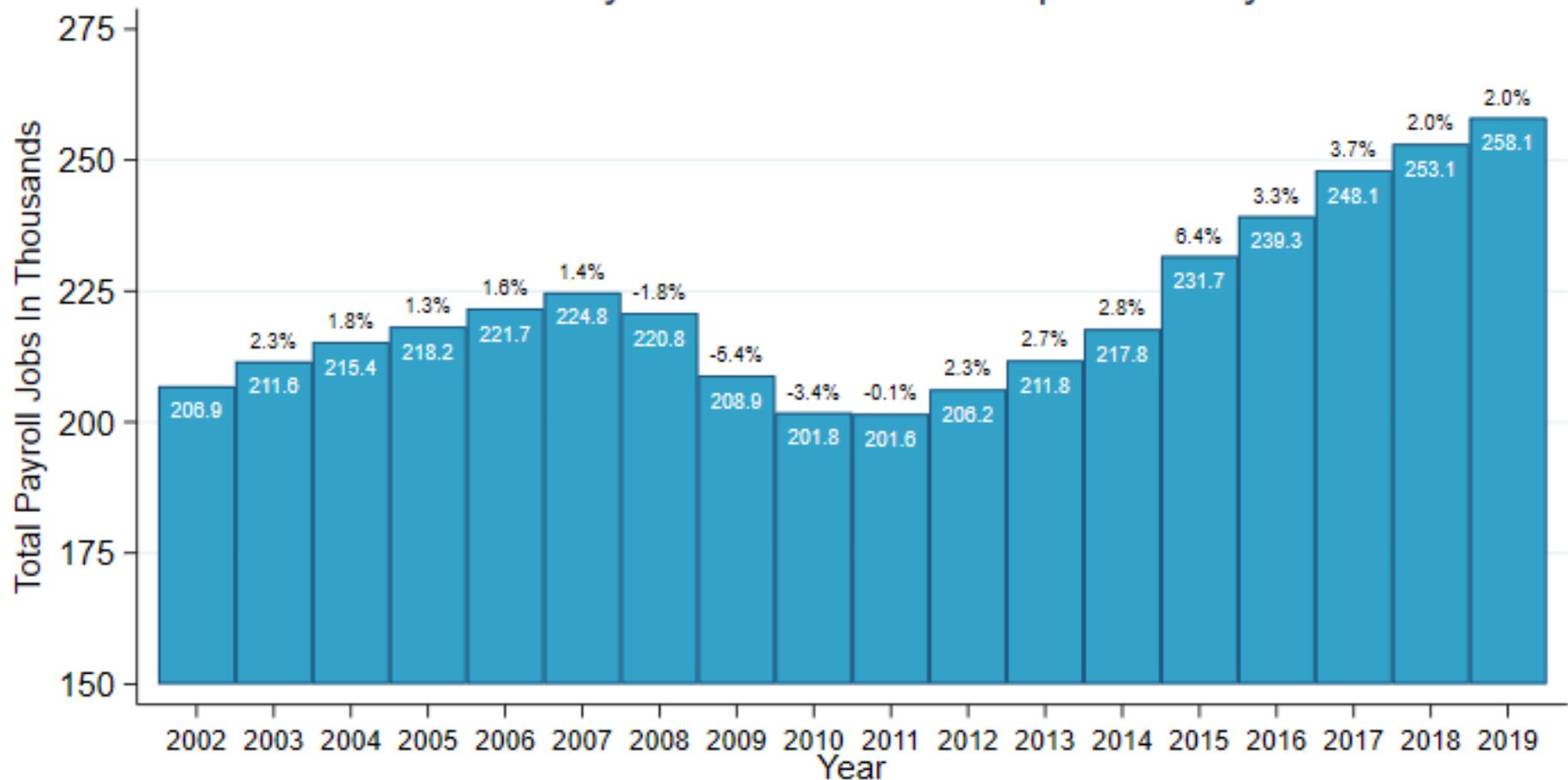
## COVID-19 Impacts and the County Index

- Economy
  - ▣ Employment
  - ▣ Output
  - ▣ Income
  - ▣ Agriculture
  - ▣ Commercial Real Estate
  - ▣ Innovation
- 2021 Outlook
  - ▣ The Economy
  - ▣ People and Society
  - ▣ As a Place

Jeffrey Michael, Executive Director, Center for Business and Policy Research, University of the Pacific

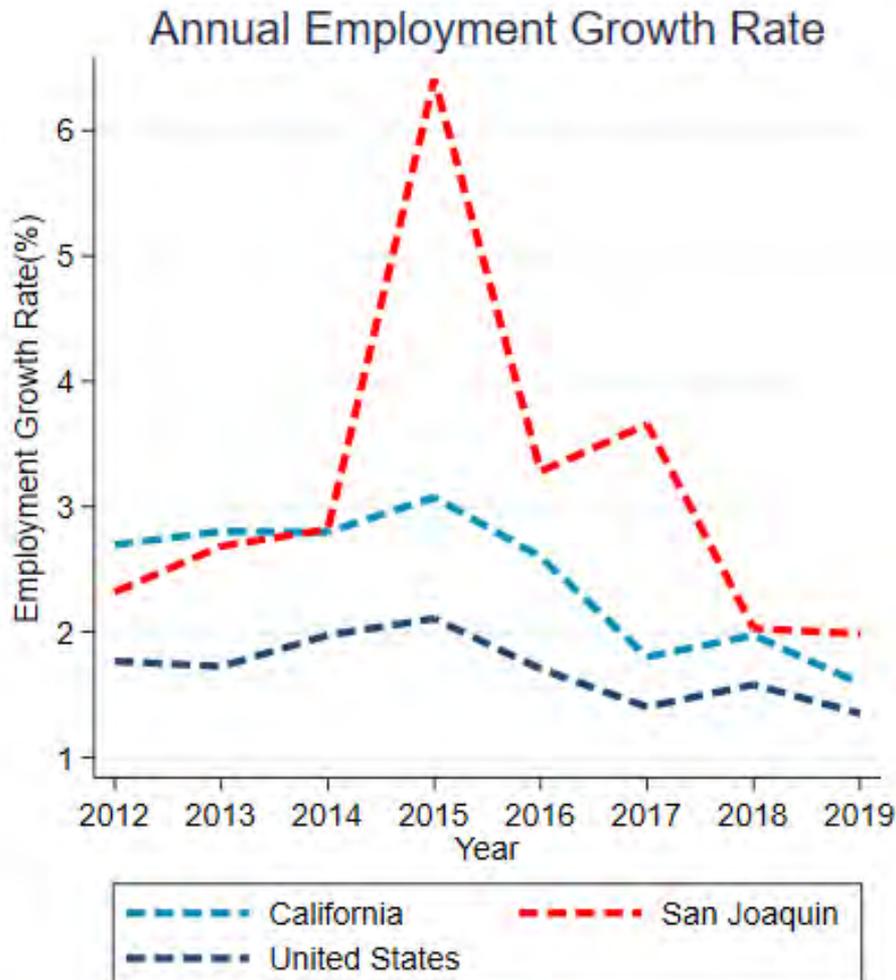
# Employment

## Total Payroll Jobs in San Joaquin County

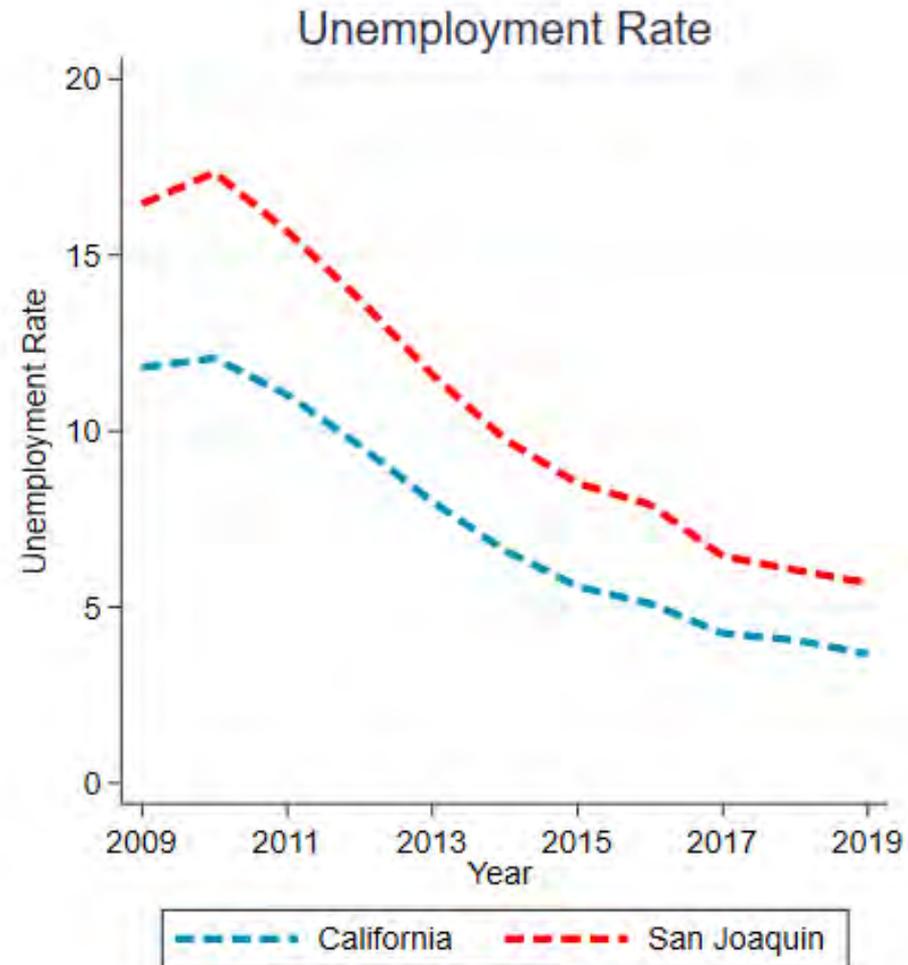


Source: Bureau of Labor Statistics, Quarterly Census of Employment and Wages

# Employment



Source: Bureau of Labor Statistics, Quarterly Census of Employment and Wages

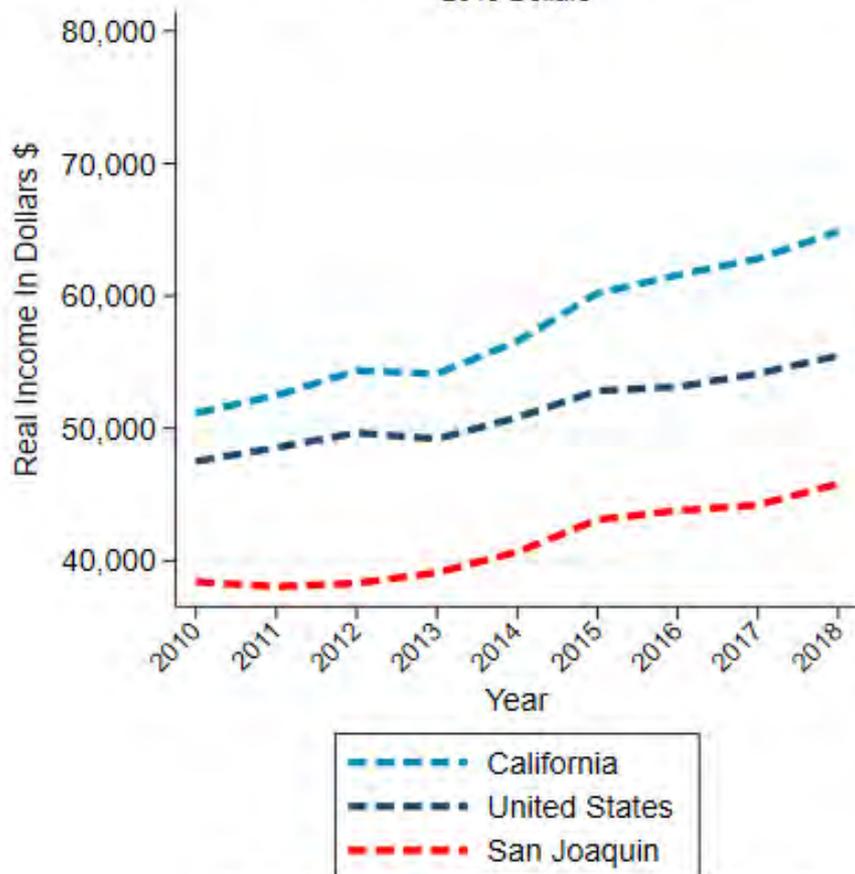


Source: California Employment Department Development (EDD), Local Area Unemployment Statistics

# Income

## Real Income Per Capita

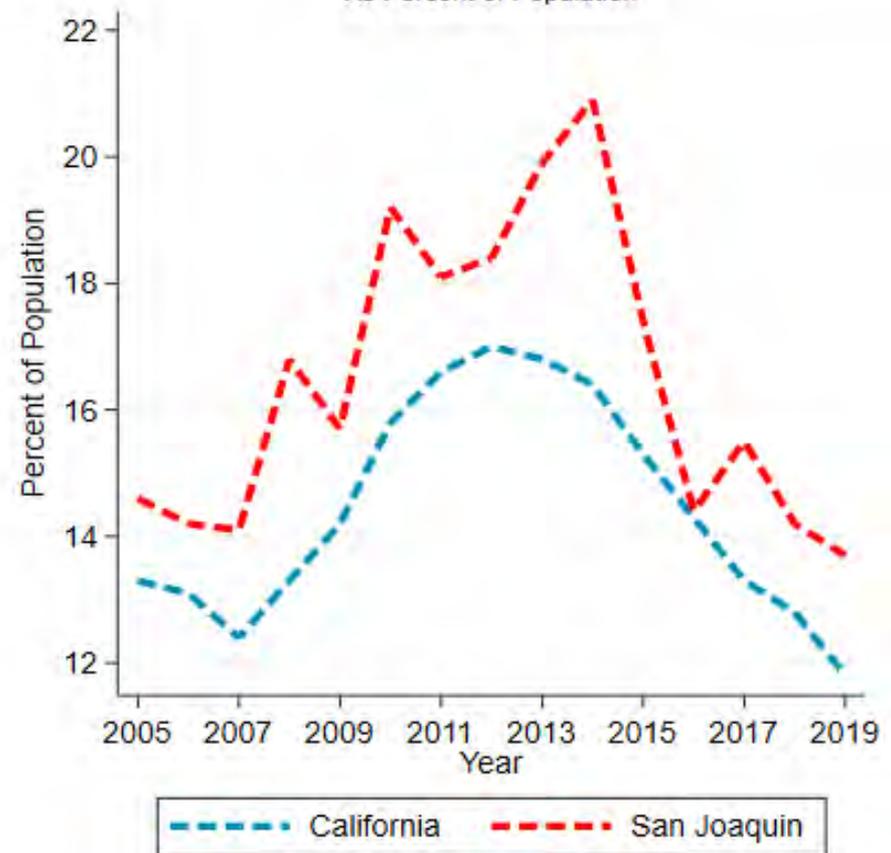
2019 Dollars



Source: Bureau of Economic Analysis, Per Capita Personal Income

## Poverty Status

As Percent of Population

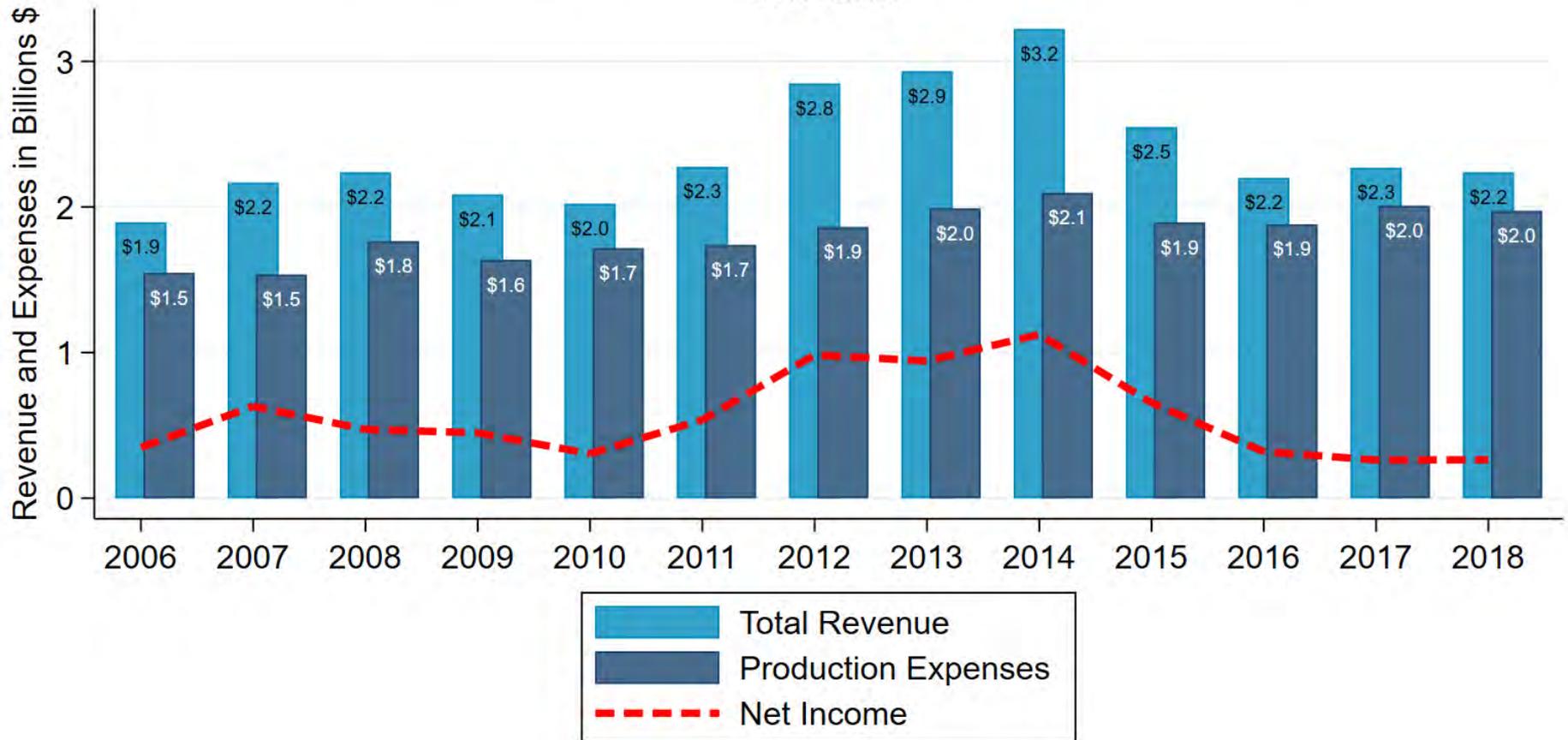


Source: U.S. Census Bureau, Poverty Status In The Past 12 Months  
Public Policy Institute of California, California Poverty Measure (CPM)

# AGRICULTURE

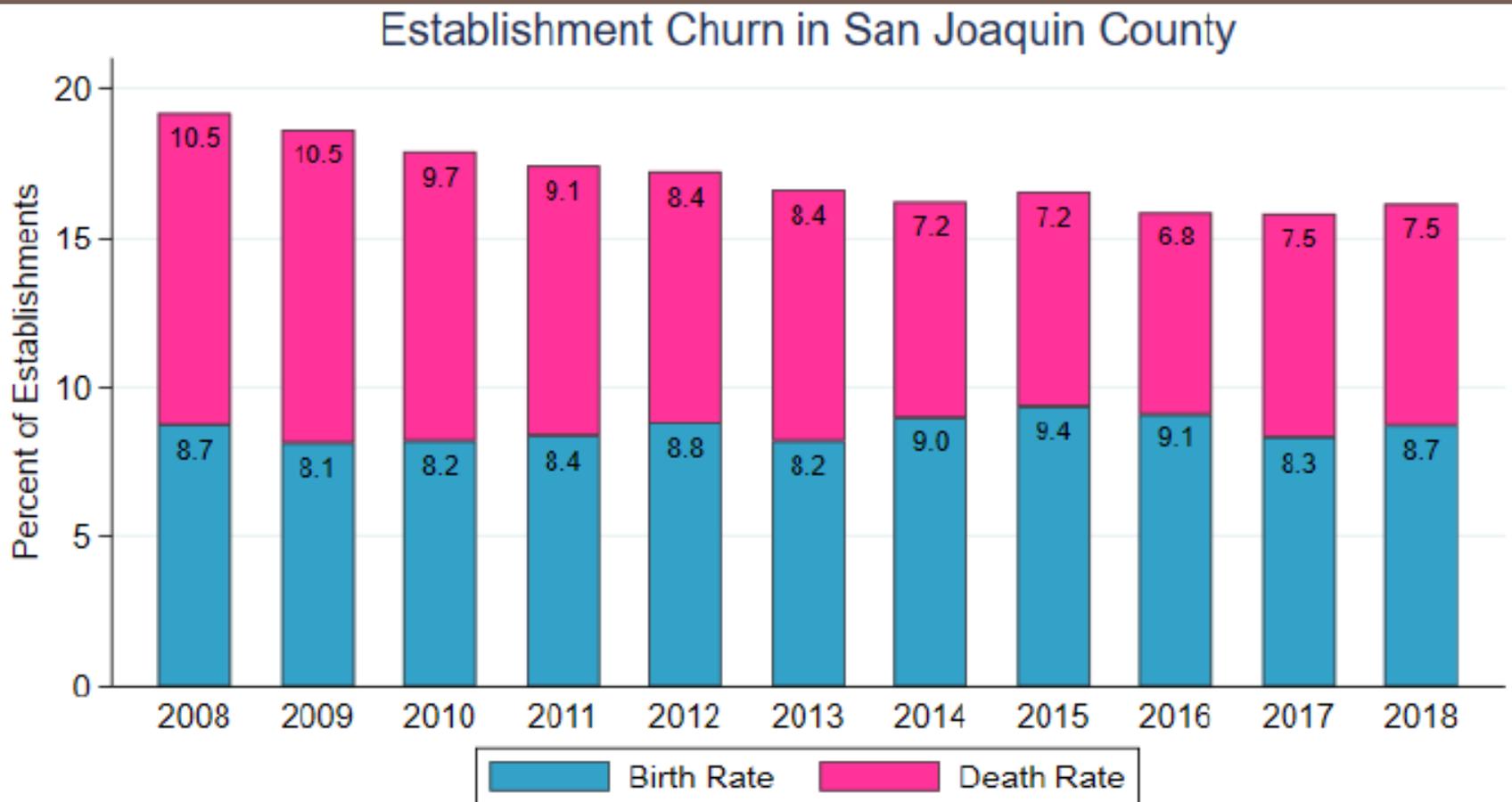
## Agriculture Net Income in San Joaquin County

2018 Dollars



Source: Bureau of Economic Analysis, Farm Income and Expenses

# Innovation Measures

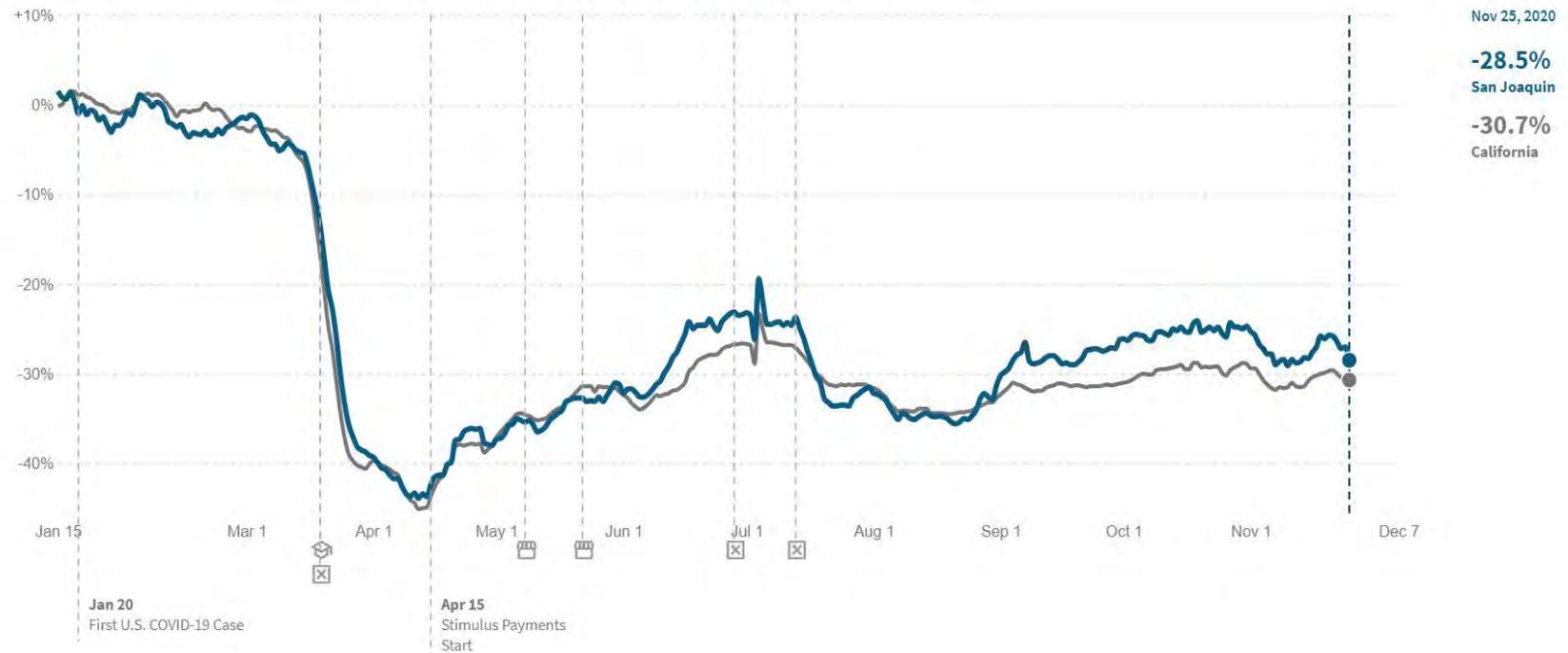


Source: U.S. Census Bureau, Business Dynamic Statistics (BDS)

# COVID Impacts: About 30% fewer small businesses open.

## Percent Change in Number of Small Businesses Open\*

In **San Joaquin**, as of **November 25, 2020**, the number of small businesses open **decreased** by **28.5%** compared to January 2020.



\*Change in small businesses open (defined as having financial transaction activity), indexed to January 4-31, 2020 and seasonally adjusted. This series is based on data from Womply.

last updated: December 04, 2020 next update expected: December 11, 2020

visit [tracktherecovery.org](https://tracktherecovery.org) to explore

# Consumer Spending

15 January 2020 – 22 November 2020



# Residential & Commercial Building Permits

## San Joaquin County

	10 Months 2019	10 Months 2020	County % Change	Statewide % Change
Single Family Units	1,947	2,100	7.9%	-2.0%
Multi-Family Units	388	233	-40.0%	-22.3%
Total New Housing Units	2,335	2,333	-0.1%	-11.7%
Non-Residential Valuations (M\$)	832.3	461.4	-44.6%	-31.0%
Residential Valuations (M\$)	763.1	714.9	-6.3%	-14.1%

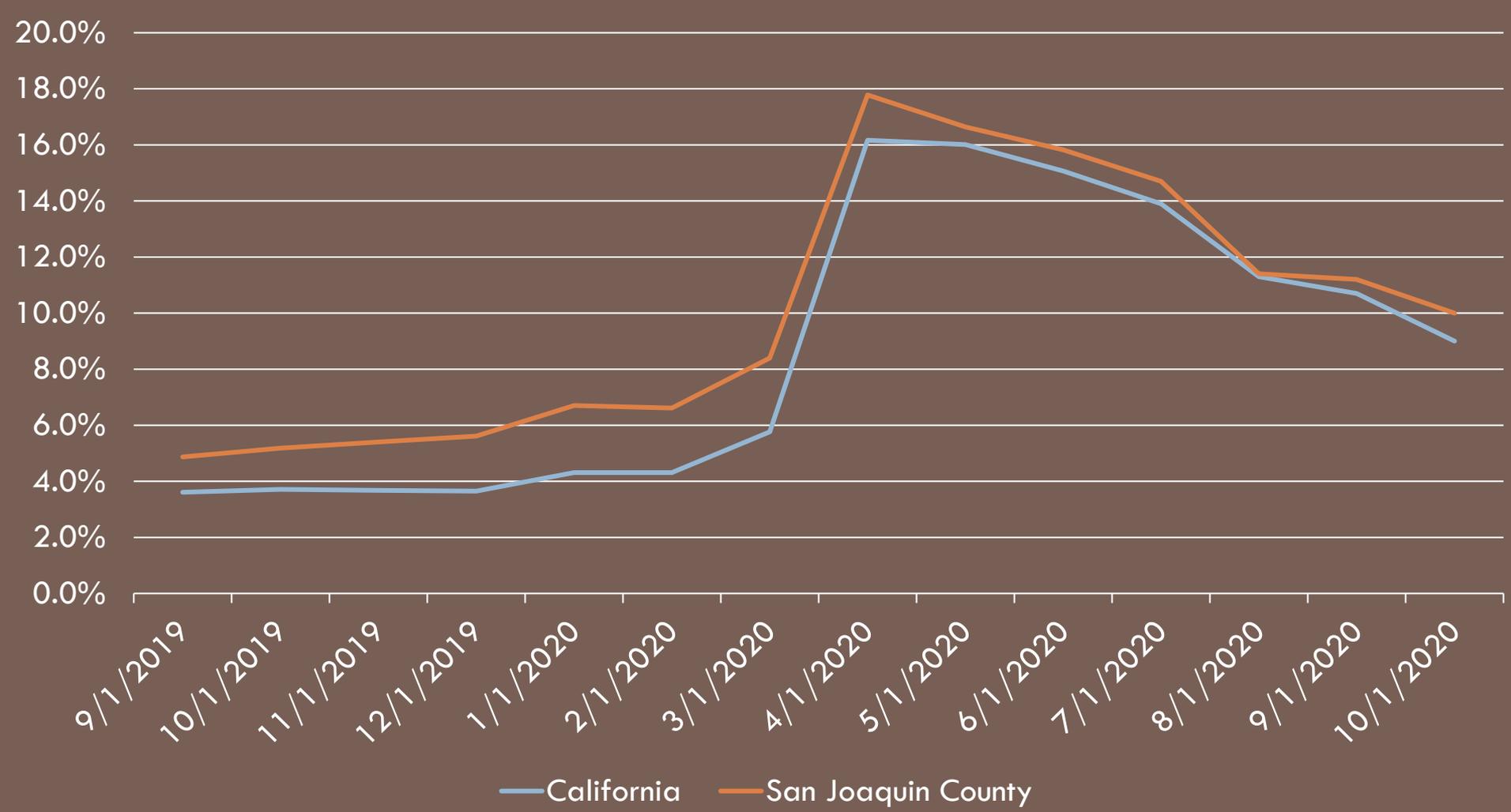
During Fall 2020, San Joaquin County single-family permits were 65% higher than Fall 2019. This allowed residential permits to completely make-up for a big decline in the first 6 months of 2020.

# Large Commercial Projects Concentrated in South County

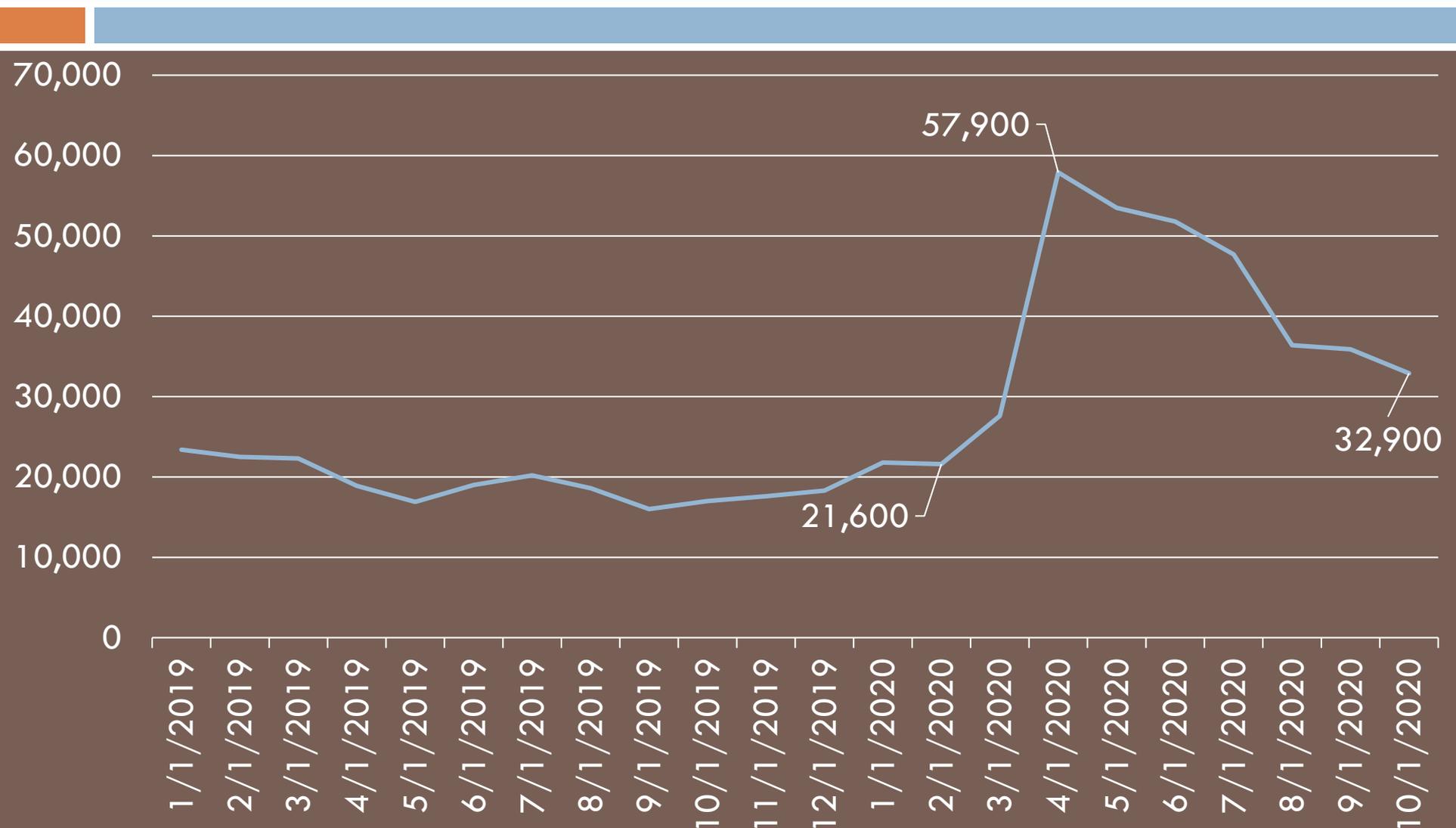
## Large Non-residential building permits, Jan 2019 - October 2020

City	>\$5 million	>\$50 million
Escalon	0	0
Lathrop	2	0
Lodi	4	0
Manteca	4	1
Ripon	0	0
Unincorporated Area	0	0
Stockton	0	0
Tracy	13	5
<b>Total County</b>	<b>23</b>	<b>6</b>

# State & County Unemployment Rates

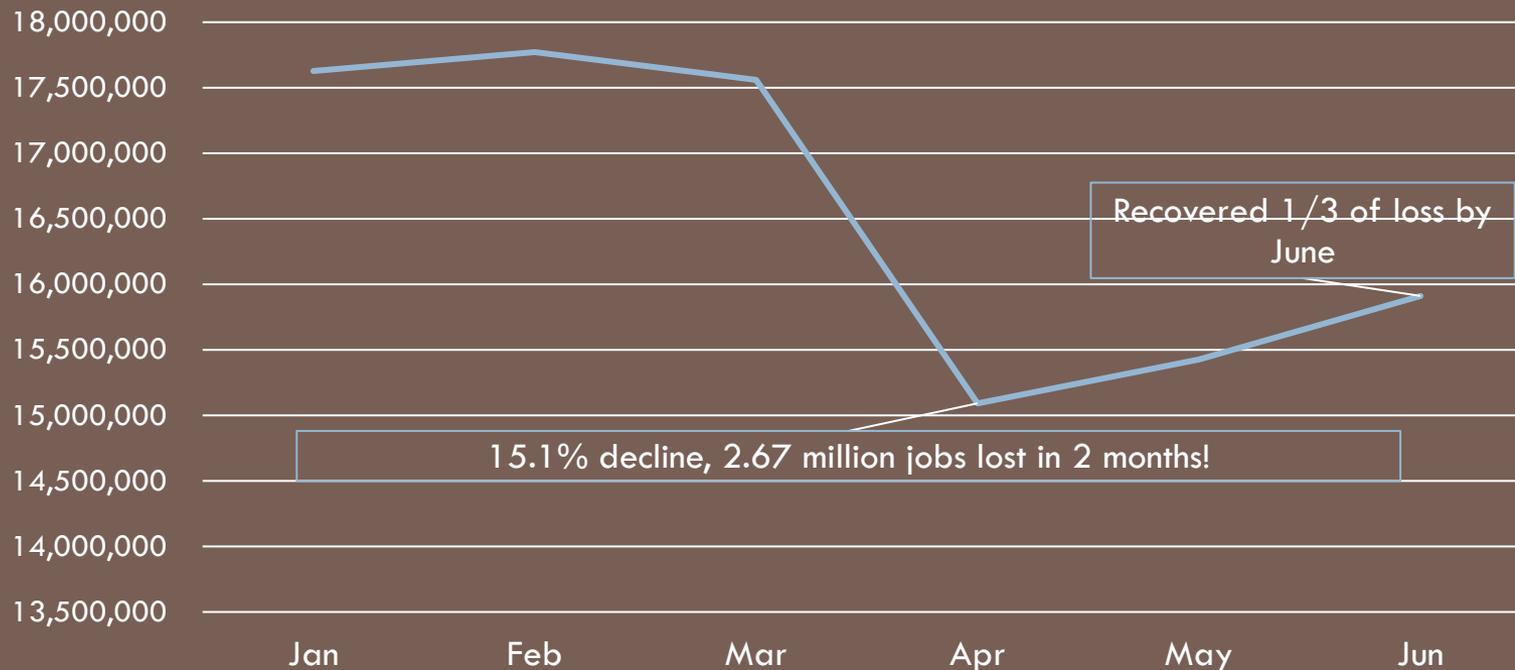


# Stockton MSA – Unemployed



# California Payroll Jobs: 1<sup>st</sup> 6 months of 2020

(source: BLS Quarterly Census of Employment and Wages)



Between June 2019 and June 2020, California had lost 10.2% of jobs, compared to 9.4% for U.S. The 17<sup>th</sup> worst decline out of 50 states.

Biggest Job Losses: Hawaii (-20.1%), New York (-15.9%), Nevada (-15.4%)

Smallest Job Losses: Idaho(-2.3%), Utah (-3.0%), Montana (-4.9%)

# Change in Jobs in 15 largest CA counties, June

2019-20: San Joaquin County has 2<sup>nd</sup> smallest loss in jobs.

	% ch jobs	% ch in avg wage
San Bernardino County	-4.5	7.4
<b>San Joaquin County</b>	<b>-4.7</b>	<b>8.2</b>
Fresno County	-6	6.5
Sacramento County	-6.6	11.9
Riverside County	-7.6	8.6
Kern County	-8.5	8.9
Ventura County	-8.5	11.9
Santa Clara County	-8.9	16.6
San Mateo County	-10.6	18.6
Alameda County	-11.1	10
San Diego County	-11.2	11.1
Contra Costa County	-11.6	11.6
Los Angeles County	-12.3	8.9
San Francisco County	-12.8	8.7
Orange County	-12.9	11.7

# Northern California Megaregion Change in Jobs: June 2019 to June 2020

% change in Jobs

<b>San Joaquin County</b>	<b>-4.7</b>
Yolo County	-5.6
Merced County	-5.7
Sacramento County	-6.6
Stanislaus County	-7.1
Santa Clara County	-8.9
Placer County	-9.1
Solano County	-10.3
San Mateo County	-10.6
Alameda County	-11.1
Contra Costa County	-11.6
Sonoma County	-12
Santa Cruz County	-12.5
San Francisco County	-12.8
El Dorado County	-14.3
Marin County	-14.5
Napa County	-14.9

San Joaquin County has smallest decline in Northern California.

Tourism centers and affluent coastal areas with biggest declines.

Napa County has 3 times the job loss as San Joaquin County.

# Job Loss By Industry (June 2019-20): Comparing San Joaquin and San Francisco

<b>San Joaquin</b>				<b>San Francisco</b>		
Construction	-2.30%	-300		Construction	-2.70%	-646
Education and Health Services	-7.10%	-2,571		Education and Health Services	-4.20%	-3,822
Financial Activities	-4.30%	-344		Financial Activities	-4.70%	-2,918
Government	-8.50%	-3,655		Government	-1.90%	-1,887
Information	-34.30%	-553		<b>Information</b>	<b>5.30%</b>	<b>2,698</b>
Leisure and Hospitality	-21.60%	-4,947		Leisure and Hospitality	-53.80%	-55,222
<b>Manufacturing</b>	<b>4.00%</b>	<b>779</b>		Manufacturing	-13.60%	-1,851
Natural Resources	-16.00%	-3,291		Natural Resources	21.50%	41
Other Services	-16.30%	-1,121		Other Services	-31.60%	-9,683
Professional and Business Services	-1.90%	-387		Professional and Business Services	-5.00%	-10,080
<b>Trade, Transportation, and Utilities</b>	<b>6.10%</b>	<b>4,125</b>		Trade, Transportation, and Utilities	-16.80%	-13,919

# San Joaquin County Job Change By Sub-Sector

- Added 2 warehousing jobs for every job lost in restaurants.

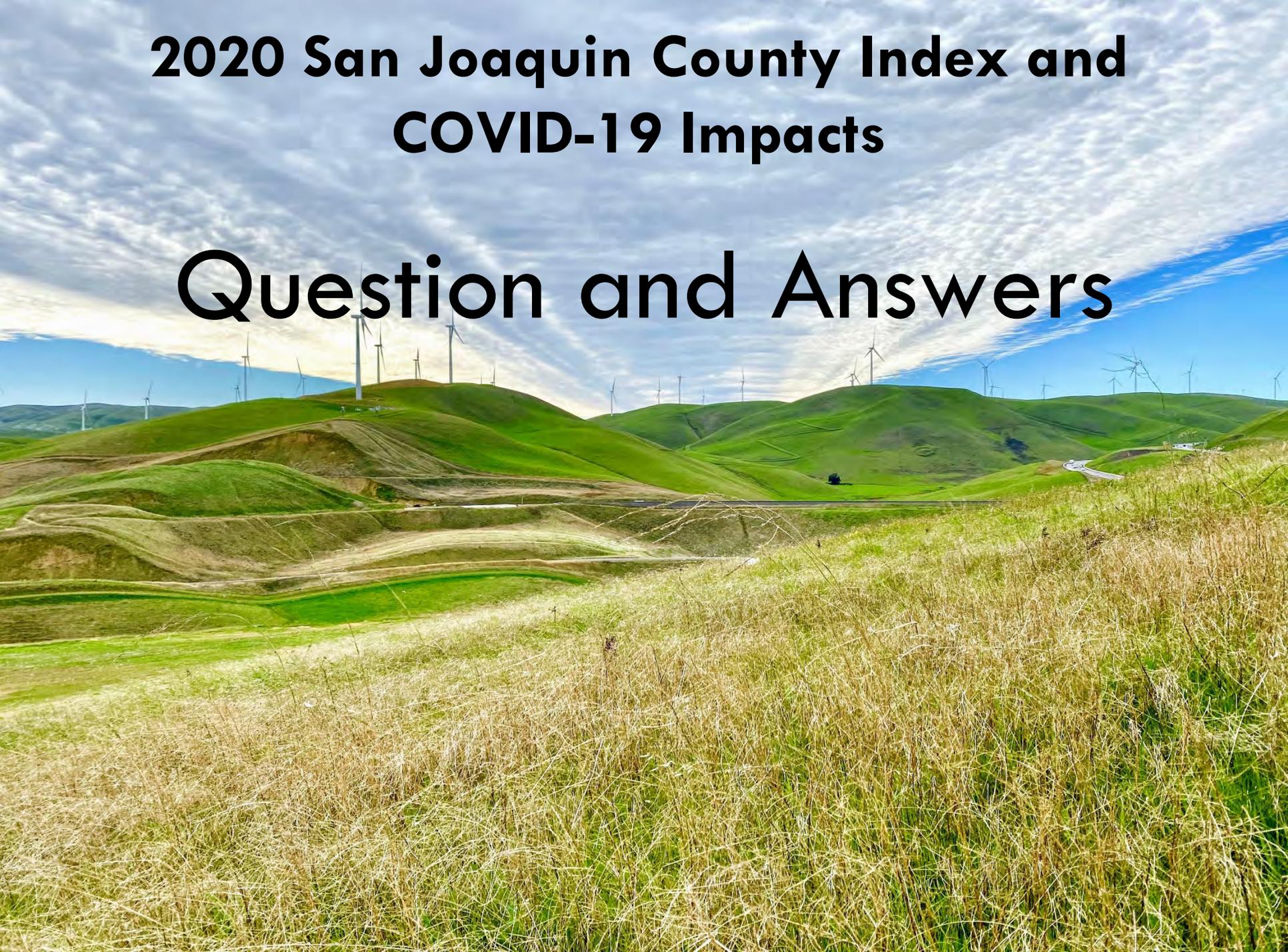
<b>5 Biggest Gains</b>		
NAICS 493 Warehousing and storage	6,307	36.7%
NAICS 492 Couriers and messengers	1,234	44.1%
NAICS 311 Food manufacturing	987	21.6%
NAICS 484 Truck transportation	805	12.5%
NAICS 445 Food and beverage stores	269	5.4%
<b>5 Biggest Declines</b>		
NAICS 713 Amusements, gambling, and recreation	-1,170	-50.4%
NAICS 624 Social assistance	-1,342	-13.1%
NAICS 424 Merchant wholesalers, nondurable goods	-1,720	-24.1%
NAICS 115 Agriculture and forestry support activities	-2,781	-22.5%
NAICS 722 Food services and drinking places	-3,256	-17.2%

# Conclusions

- Economically, San Joaquin County has fared better than most during the pandemic.
  - ▣ On the positive side of e-commerce and residential construction trends. Very low tourism exposure.
  - ▣ Still many devastated – especially small business.
- But high-risk of double-dip recession this winter.
  - ▣ Most real-time indicators had stalled heading into the current surge and new stay-at-home restrictions.
  - ▣ Federal government inaction.
  - ▣ Expect strong recovery after 2021-Q1 with some permanent scars and accelerated pace of change.

# **2020 San Joaquin County Index and COVID-19 Impacts**

## **Question and Answers**





Thank you!

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