

CHAPTER 3 REGIONAL CONTEXT: POPULATION AND EMPLOYMENT TRENDS

3.1 POPULATION CHARACTERISTICS

Vacaville is located in the Sacramento Valley, mid-point between San Francisco and Sacramento along Interstate 80 – the major transportation link between these two growing urban areas. Most new residents commute to jobs outside the City and outside the County to work, although job growth has increased in recent years. Vacaville, as well as the greater Solano County area, continues to be an attractive and affordable place of residence for people employed in the Bay Area.

Tables 3 and 4 summarize Vacaville’s current and projected population based on information from the Association of Bay Area Governments (ABAG) Projections 2013 and the U.S. Census. Vacaville has a substantial group quarters population housed in two state prisons located within the City limits. The group quarters population was 8,022 persons in 2010, according to the U.S. Census. This figure also includes residents in residential care facilities such as convalescent homes. It should be noted that population data from the Census includes statistics on the total population. Where possible, City data for household population is used rather than total population data in order to exclude the prison population.

TABLE 3 VACAVILLE POPULATION

	2000	2010
Population	88,625	92,428
Household Population	79,407	84,406
Population in Group Quarters	9,218	8,022

Source: US Census Bureau, Census 2000, SF2:QT-P11; US Census Bureau, Census 2010, SF2:QT-P12.

TABLE 4 PROJECTED POPULATION GROWTH SOLANO COUNTY

Jurisdictional Boundary	2010	2020	2030	2040	% Change 2010-2040
Benicia	26,997	28,300	29,700	31,400	16.3%
Dixon	18,351	19,000	19,800	20,700	12.8%
Fairfield	105,321	117,900	131,400	146,500	39.1%
Rio Vista	7,360	7,900	8,400	8,800	19.6%
Suisun City	28,111	29,800	31,600	33,700	19.9%
Vacaville	92,428	98,200	105,500	114,000	23.3%
Vallejo	115,942	121,000	126,200	131,800	13.7%
Unincorporated Solano County	18,834	20,600	22,600	24,700	31.2%
<i>Solano County Total</i>	<i>413,344</i>	<i>442,700</i>	<i>475,200</i>	<i>511,600</i>	<i>23.8%</i>

Source: Association of Bay Area Government, Projections 2013.

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As shown in Table 4, ABAG projects the City of Vacaville will grow by 23.3 percent, an increase of 21,572 residents, between 2010 and 2040. This level of growth is consistent with the overall growth rate projected for Solano County.

3.2 HOUSEHOLD AND AGE CHARACTERISTICS

Household Characteristics

Each household has a distinct lifestyle, family type and size, income level, and housing preference. As people move through each stage of life, housing needs and preferences also change. As a result, evaluating the age characteristics and trends of a community are important in determining existing and future housing needs.

Table 5 provides data on household composition. The percentage of family households declined slightly from 2000 to 2010. Female households with no husband present (single mothers) comprise 13.1 percent of all households compared to 12.4 percent in 2000. In 2010, there were 2,282 households consisting of single mothers with children under 18 years old. This is a 3.71 percent decrease from 2000. Table 5 also illustrates an increase in single person households since 2000. In 2010, there were 2,874 single person households where the householder is age 65 and older. This number represented 9.2 percent of Vacaville's total households.

TABLE 5 HOUSEHOLD COMPOSITION – 2000 and 2010

	2000		2010	
	Number	Percent	Number	Percent
Family Households	20,962	74.6%	22,101	71.1%
With own children under 18 years	11,647	41.4%	10,595	34.1%
Married Couple Family	16,027	57.0%	16,347	52.6%
With own children under 18 years	8,358	29.7%	7,359	23.7%
Female Householder, No Husband Present	3,496	12.4%	4,068	13.1%
With own children under 18 years	2,370	8.4%	2,282	7.3%
Non-Family Households	7,143	25.4%	8,991	28.9%
Householder Living Alone	5,406	19.2%	7,053	22.7%
Householder 65 Years and Over	1,925	6.9%	2,874	9.2%
Total Number of Households	28,105		31,092	
Average Household Size	2.83		2.71	
Average Family Size	3.24		3.19	

Source: US Census Bureau, Census 2000, SF2:QT-P10, SF2:QT-H3; S Census Bureau, Census 2010, SF2:QT-P11, SF2:H3.

Household Income

Household income is the most significant factor affecting housing choice and opportunity, by determining a household's ability to purchase or rent housing. While higher-income households have more discretionary income to spend on housing, lower- and moderate income households are limited in the range of housing they can afford. Typically, as the income of a household decreases, the incidence of housing cost burdening and overcrowding increases.

For the purpose of evaluating housing affordability, housing need, and eligibility for housing assistance, income levels are defined by guidelines adopted each year by the California State Department of Housing and Community Development (HCD). For Solano County, the area median income for a family of four in 2014 was \$82,600. HCD has defined the income categories, found in Table 6, for Solano County, based on the median income for a household of four persons.

TABLE 6 2014 INCOME LIMITS, SOLANO COUNTY (Based on Four-Person Households)

Extremely Low (0-30% of Median)	Very Low (31-50% of Median)	Low (51-80% of Median)	Moderate (81-120% of Median)	Above Moderate (Greater than 120% of Median)
< \$24,800	\$24,801 - \$41,300	\$41,301 - \$65,000	\$65,001 - \$99,100	> \$99,100

2014 Area Median Income Level = \$82,600

Source: California Department of Housing and Community Development, 2014 HCD State Income Limits, February 28, 2014.

According to the 2006-2010 American Community Service 5-Year Estimate, the median Vacaville household income was \$73,024 and the median family income was \$85,563 in 2010. Table 7 categorizes Vacaville’s households by income category. Incomes increased significantly between 2000 and 2010, with a 28.3 percent increase in the population earning an above-moderate income. It should be noted that the cost of living in the region rose fairly equivalently during that time, with an increase of 26.2 percent on the Bay Area Consumer Price Index. However, there has also been an increase from 39.3 percent to 47.2 percent in the portion of households earning an above-moderate income.

Age Characteristics

Based on national housing studies, a population with a high proportion of young adults generally indicates a need for rental units and first-time homebuyer or first move-up opportunities, including condominiums, town homes, or small single-family homes. Middle-age residents typically occupy larger homes and are usually at the peak of earning power. Senior residents are mostly homeowners and typically occupy single-family homes. However, as the percentage of seniors in the population grows, and the average age of seniors rises, the demand for smaller housing or specialized residential developments, including assisted living facilities and active adult communities, will increase.

Table 8 provides the age characteristics of Vacaville residents in 2000, 2010, and 2012. The percentage of persons over age 65 has increased from 8.3 percent to 11.1 percent between 2000 and 2012. This increase is consistent with the baby boomers entering retirement age. The median age for Vacaville increased from 33.9 to 36.6 years between 2000 and 2012.

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TABLE 7 HOUSEHOLDS BY INCOME LEVELS

	2000		2010	
	Households	Percent	Households	Percent
Very Low Income (up to 50% of median)	5,654	20.1%	4,640	15.5%
Low Income (up to 80% of median)	5,122	18.2%	5,435	18.1%
Moderate Income (up to 120% of median)	6,280	22.3%	5,770	19.2%
Above Moderate Income (over 120% of median)	11,032	39.3%	14,155	47.2%
Median Household Income	\$57,667		\$73,302	
Median Family Income	\$56,805		\$82,568	
Total Households	28,105		30,000	

Notes: Median incomes are not actual numbers reported by the US Census. It has not been adjusted for household size and it is not based on HUD official State Income Limits.

Sources: US Census Bureau, Census 2000, SF3:DP3; US Census, 2008-2012 American Community Survey 5-Year Estimate; US Housing and Urban Development, 2006-2010 Comprehensive Housing Affordability Strategy (CHAS) Data.

TABLE 8 AGE CHARACTERISTICS – 2000, 2010 and 2012

Age	2000		2010		2012	
	Number	Percent	Number	Percent	Number	Percent
Under 5	5,891	6.65%	5,510	5.96%	5,558	5.92%
5 to 9	6,893	7.78%	5,850	6.33%	6,773	7.21%
10 to 14	7,014	7.91%	6,113	6.61%	6,992	7.45%
15 to 19	6,347	7.16%	6,527	7.06%	7,056	7.51%
20 to 24	5,720	6.45%	6,474	7.00%	6,231	6.64%
25 to 34	14,420	16.27%	13,089	14.16%	13,138	13.99%
34 to 44	16,987	19.17%	13,180	14.26%	13,065	13.91%
45 to 54	11,898	13.43%	15,390	16.65%	14,110	15.03%
55 to 64	6,135	6.92%	10,626	11.50%	10,570	11.26%
65 to 74	4,011	4.53%	5,128	5.55%	6,584	7.01%
75 to 84	2,614	2.95%	3,189	3.45%	2,312	2.46%
85 and Over	695	0.78%	1,352	1.46%	1,510	1.61%
Total Persons	88,625		92,428		93,899	
Median Age (years)	33.9		37.2		36.6	
Persons 65 years and over	7,320	8.26%	9,669	10.46%	10,406	11.08%

Source: US Census Bureau, 2000 Census, SF1:DP-1; US Census Bureau, 2010 Census, DP:DP1; American Community Survey 1-Year Estimates, DP-5.

3.3 JOBS/HOUSING BALANCE

As illustrated in Table 9, the 2010 Census reported that 37.3 percent of Vacaville employed residents worked in Vacaville. The remaining employed residents commuted to jobs outside of Vacaville. Those who commute to other cities and counties often choose to live in Vacaville because of the relative affordability of housing compared to other Bay Area cities and counties. Table 10 provides countywide data on workers place of employment. In 2000, approximately 58 percent of Solano County workers were employed within the county, down from 61 percent in 1990. Solano County continues to be an attractive community for people employed in the Bay Area due to affordable housing.

Housing costs, commute distances, and labor costs are among the key factors, which influence corporate decisions on where to locate. These are among the reasons why corporations have begun to locate in the North Bay area, away from the major cities, where the already high costs of housing and the time and expense of commuting are continuing to increase. Vacaville and Solano County remain an area where housing is more affordable for Bay Area workers. The City supports a residential growth rate consistent with ABAG projections. However, the City also recognizes that striving for a healthy jobs housing balance and pursuing economic development will also result in more and better paying jobs for existing residents and enable them to better afford housing in the City in which they live.

3.4 EMPLOYMENT TRENDS

ABAG forecasts that Solano County will add 7,000 jobs between 2015 and 2035. Table 11 lists existing and projected jobs-to-employed residents ratios for Vacaville, the County, and other Solano cities, and indicates that most communities in Solano County have a high percentage of residents who commute to work outside their place of residence.

The ratio of jobs to employed residents in Vacaville is projected to increase from 0.77 jobs per resident in 2015 to 0.85 jobs per resident by 2035. This is less than an ideal ratio of one or more jobs per employed resident and is not consistent with local policy. Local policy is that the City will continue to actively pursue economic development opportunities, which should result in local jobs for existing residents.

According to ABAG Projections 2013, and shown in Table 12, employed residents are expected to increase between 2015 and 2025 by 7.6 percent, from 41,700 to 44,860 persons, and continue to increase by an additional 3.2 percent between 2025 and 2035, from 44,860 to 46,300 persons. Based on this data, Solano County will experience a moderately high percentage of job growth over the next decade. Between 2015 and 2025, Vacaville is projected to add 3,900 jobs.

Economic development is an important goal for the City, as evidenced by the location of Genentech, Alza Pharmaceutical, State Compensation Insurance Fund headquarters, and Travis Federal Credit Union headquarters in Vacaville. Table 13 shows the types of occupations Vacaville's residents have been employed in over time. Vacaville continues to focus on economic development efforts to attract industries and businesses with more and higher paying jobs. In 2014, ICON Aircraft announced they would be moving their amphibious light sport aircraft company functions from Los Angeles to Vacaville. The facility will include all company functions, including aircraft design, manufacturing, sales, training, service, as well as the firm's corporate headquarters. Initially this center will employ 150 workers rising to 500 or more as output increases.

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TABLE 9 PLACE OF WORK – COUNTY, CITY, AND MSP/MSA LEVELS – 2010

	Employed Persons	Percentage of Total Living in Vacaville
Total Living in Vacaville	40,005	--
Worked in California	39,868	99.7%
Worked in Solano County	29,509	73.8%
Worked outside Solano County	10,359	25.9%
Worked outside of California	137	0.3%
Worked in Vacaville	14,914	37.3%
Worked outside of Vacaville	25,091	62.7%

Sources: U.S. Census Bureau, 2008-2012 American Community Survey, 5-Year Estimates, B08007 and B08008.

TABLE 10 SOLANO COUNTY EMPLOYED RESIDENTS' JOURNEY TO WORK – 1980, 1990, and 2000

Place of Work	1980	1990	2000
Solano County	71.4%	61.4%	57.5%
Napa County	2.8%	3.5%	4.8%
Sacramento County	1.0%	2.1%	2.6%
Yolo County	1.7%	1.7%	2.1%
San Francisco	4.3%	6.3%	6.0%
Alameda County	4.8%	6.5%	7.3%
Contra Costa County	10.1%	13.2%	12.8%
Marin County	1.0%	1.2%	2.6%
Santa Clara County	0.2%	0.6%	0.9%
San Mateo County	0.8%	1.6%	1.7%
Sonoma County	0.4%	0.7%	1.4%
Worked Elsewhere	1.5%	1.3%	0.5%
Total	100.0%	100.0%	100.0%

Source: Metropolitan Transportation Commission, San Francisco Bay Area & Northern California County-to-County Worker Flows, Decennial Census Journey-to-Work Data, Table 7: County-to-County Total Commuters, 21 Northern California Counties, 1980-2000, May 2004.

TABLE 11 RATIO OF JOBS TO EMPLOYED RESIDENTS, 2015, 2025, and 2035

	2015	2025	2035
Vacaville	0.77	0.81	0.85
Solano County	0.74	0.75	0.77
Fairfield	0.83	0.79	0.76
Vallejo	0.66	0.69	0.74

Source: Association of Bay Area Government, Projections 2013.

TABLE 12 POPULATION AND EMPLOYMENT PROJECTIONS, 2015 to 2035

	2015	2025	2035	% Change 2015-2025	% Change 2025-2035
Population					
Total Population	95,300	101,700	109,700	6.7%	7.9%
Household Population	86,700	91,400	97,000	5.4%	6.1%
Households	31,870	33,430	35,050	4.9%	4.8%
Employed Residents	41,700	44,860	46,300	7.6%	3.2%
Employment					
Total Job	32,220	36,120	39,220	12.1%	8.6%
Agriculture and Natural Resources	300	290	260	-3.3%	-10.3%
Manufacturing, Wholesale, and Transportation	3,350	3,470	3,570	3.6%	2.9%
Retail	4,820	4,930	4,970	2.3%	0.8%
Financial and Professional Service	4,030	4,780	5,210	18.6%	9.0%
Health, Educational and Recreational Service	11,100	12,840	14,200	15.7%	10.6%
Other	8,620	10,300	11,010	13.8%	12.2%

Note: Data is for the Vacaville sphere of influence, which includes a portion of unincorporated Solano County.
 Source: Association of Bay Area Governments, Projections 2013.

The 2015, 2025, and 2035 figures for employed residents by occupation and selected industries for Vacaville are shown in Table 13. More than half of Vacaville residents are employed in managerial, professional, technical, sales, and administrative jobs. Table 11 indicates that there are fewer jobs in Vacaville than the number of employed residents. Therefore, many residents are working outside the City.

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TABLE 13 OCCUPATION OF EMPLOYED PERSONS: VACAVILLE

Occupation	2000		2010		2012	
	Number	Percent	Number	Percent	Number	Percent
Management, professional, and related occupations	11,699	31.11%	12,593	30.87%	12,599	31.76%
Service occupations	5,851	15.56%	8,791	21.55%	8,170	20.60%
Sales and office occupations	10,482	27.87%	10,430	25.57%	11,527	29.06%
Farming, fishing, and forestry occupations	157	0.42%	---	---	---	---
Construction, extraction, and maintenance occupations	4,489	11.94%	3,625	8.89%	4,429	11.17%
Production, transportation, and material moving occupations	4,931	13.11%	5,358	13.13%	2,941	7.41%
Total Employed Persons Age 16 and Over	37,609		40,797		39,666	

Sources: US Census Bureau, Census 2000, SF3:DP3; 2010 American Community Survey 1-Year Estimates, DP3; 2012 American Community Survey 1-Year Estimate, DP3.