

## **Economic Overview**

# Willits city, CA



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### **Demographic Profile**

The population in the Willits city, CA was 4,895 per American Community Survey data for 2016-2020.

The region has a civilian labor force of 2,157 with a participation rate of 53.6%. Of individuals 25 to 64 in the Willits city, CA, 18.2% have a bachelor's degree or higher which compares with 34.3% in the nation.

The median household income in the Willits city, CA is \$33,007 and the median house value is \$269,700.

	Sum	mary <sup>1</sup>				
		Percent Mendocino County,		Value Mendocino County,		
Damagnaphia	Willits city, CA	California	California	Willits city, CA	California	California
Demographics Population (ACS)	_	-	_	4,895	87,110	39,346,023
Male	46.5%	49.5%	49.7%	2,277	43,107	19,562,882
Female	53.5%	50.5%	50.3%	2,277	44,003	19,783,141
Median Age <sup>2</sup>				41.7	44,003	36.7
Under 18 Years	18.8%	21.3%	22.8%	922	18,592	8,956,641
18 to 24 Years	8.1%	7.5%	9.5%	395	6,496	3,724,239
25 to 34 Years	11.6%	11.3%	15.3%	569	9,877	6,007,913
35 to 44 Years	13.5%	11.3%	13.3%	662	10,206	5,233,903
45 to 54 Years	10.4%	11.7%	13.3%	510	10,200	5,039,155
55 to 64 Years	10.4%	11.0%	12.0%	510	12,575	4,739,675
65 to 74 Years	15.8%	14.4%	8.3%	775	12,373	3,270,380
75 Years and Over	10.0%	8.0%	6.0%	490	6,976	2,374,117
Race: White	80.7%	80.0%	56.1%	3,948	69,709	22,053,721
Race: Black or African American	1.0%	0.5%	5.7%	47	424	2,250,962
Race: American Indian and Alaska Native	1.9%	4.3%	0.8%	95	3,789	311,629
Race: Asian	0.4%	2.0%	14.8%	19	1,740	5,834,312
Race: Native Hawaiian and Other Pacific Islander	0.0%	0.2%	0.4%	0	1,740	149,636
Race: Some Other Race	6.2%	5.4%	14.3%	304	4,746	5,623,747
Race: Two or More Races	9.8%	7.5%	7.9%	482	6,565	3,122,016
Hispanic or Latino (of any race)	21.0%	25.7%	39.1%	1,029	22,354	15,380,929
Economic	21.076	23.776	55.176	1,029	22,334	13,380,929
Labor Force Participation Rate and Size (civilian population 16 years and over)	53.6%	57.8%	63.6%	2,157	40,905	19,875,973
Prime-Age Labor Force Participation Rate and Size (civilian population 25-54)	59.3%	75.5%	81.5%	1,033	22,773	13,211,621
Armed Forces Labor Force	0.0%	0.1%	0.4%	0	52	140,982
Veterans, Age 18-64	6.5%	3.6%	3.0%	175	1,772	742,317
Veterans Labor Force Participation Rate and Size, Age 18-64	54.3%	72.5%	76.1%	95	1,285	565,185
Median Household Income <sup>2</sup>	_	_	-	\$33,007	\$52,915	\$78,672
Per Capita Income	_	_	_	\$26,339	\$30,351	\$38,576
Mean Commute Time (minutes)	—	_	_	15.8	20.7	29.8
Commute via Public Transportation	0.0%	0.2%	4.6%	0	67	843,498
Educational Attainment, Age 25-64						
No High School Diploma	14.4%	14.6%	15.2%	333	6,247	3,199,850
High School Graduate	23.5%	28.9%	20.4%	544	12,347	4,282,776
Some College, No Degree	29.2%	28.0%	21.0%	675	11,992	4,412,172
Associate's Degree	14.7%	9.3%	8.0%	339	3,992	1,678,082
Bachelor's Degree	15.1%	13.3%	22.6%	350	5,712	4,741,354
Postgraduate Degree	3.1%	5.8%	12.9%	72	2,498	2,706,412
Housing						

Summary<sup>1</sup>



#### Summary<sup>1</sup>

		Percent Mendocino County,			Value Mendocino County,	
	Willits city, CA	California	California	Willits city, CA	California	California
Total Housing Units	-	_	-	2,311	40,874	14,210,945
Median House Value (of owner-occupied units) <sup>2</sup>	_	_	_	\$269,700	\$388,500	\$538,500
Homeowner Vacancy	0.0%	1.2%	1.1%	0	241	77,702
Rental Vacancy	2.4%	1.8%	3.7%	38	246	227,993
Renter-Occupied Housing Units (% of Occupied Units)	66.7%	39.7%	44.7%	1,517	13,553	5,861,796
Occupied Housing Units with No Vehicle Available (% of Occupied Units)	19.2%	7.0%	7.0%	437	2,385	920,362
Social						
Poverty Level (of all people)	22.9%	16.3%	12.6%	1,106	13,929	4,853,434
Households Receiving Food Stamps/SNAP	14.3%	11.0%	9.0%	326	3,770	1,183,873
Enrolled in Grade 12 (% of total population)	1.9%	1.7%	1.5%	92	1,441	576,714
Disconnected Youth <sup>3</sup>	0.0%	3.0%	1.9%	0	128	38,451
Children in Single Parent Families (% of all children)	49.9%	42.1%	32.8%	438	7,441	2,796,858
Uninsured	5.5%	9.3%	7.2%	267	8,044	2,806,173
With a Disability, Age 18-64	24.3%	16.0%	8.0%	657	7,783	1,944,580
With a Disability, Age 18-64, Labor Force Participation Rate and Size	27.2%	41.8%	43.0%	179	3,254	837,117
Foreign Born	6.9%	12.3%	26.6%	339	10,675	10,463,818
Speak English Less Than Very Well (population 5 yrs and over)	2.7%	8.4%	17.4%	125	6,921	6,432,102

Source: JobsEQ®

American Community Survey 2016-2020, unless noted otherwise
 Median values for certain aggregate regions (such as MSAs) may be estimated as the weighted averages of the median values from the composing counties.

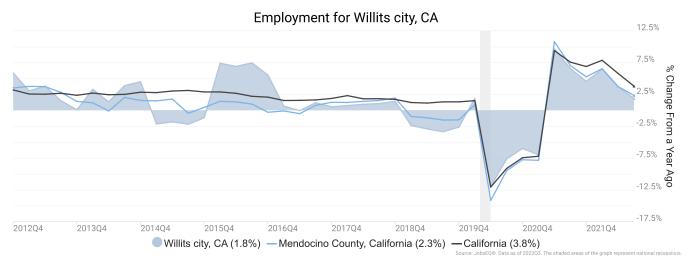
3. Disconnected Youth are 16-19 year olds who are (1) not in school, (2) not high school graduates, and (3) either unemployed or not in the labor force.

4. Census Population Estimate for 2020, annual average growth rate since 2010.



### **Employment Trends**

As of 2022Q3, total employment for the Willits city, CA was 2,940 (based on a four-quarter moving average). Over the year ending 2022Q3, employment increased 1.8% in the region.

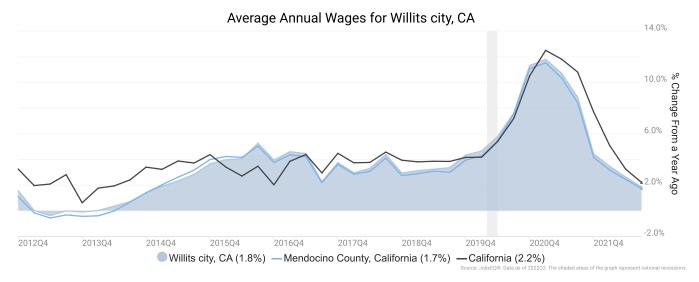


Employment data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and imputed where necessary. Data are updated through 2022Q2 with preliminary estimates updated to 2022Q3.



### Wage Trends

The average worker in the Willits city, CA earned annual wages of \$48,141 as of 2022Q3. Average annual wages per worker increased 1.8% in the region over the preceding four quarters. For comparison purposes, annual average wages were \$68,132 in the nation as of 2022Q3.



Annual average wages per worker data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and imputed where necessary. Data are updated through 2022Q2 with preliminary estimates updated to 2022Q3.



### Cost of Living Index

The Cost of Living Index estimates the relative price levels for consumer goods and services. When applied to wages and salaries, the result is a measure of relative purchasing power. The cost of living is 17.2% higher in Willits city, CA than the U.S. average.

#### **Cost of Living Information**

		Cost of Living Inde	x
	Annual Average Salary	(Base US)	US Purchasing Power
Willits city, CA	\$48,141	117.2	\$41,074
Mendocino County, California	\$48,100	117.2	\$41,039
California	\$83,734	141.5	\$59,178
USA	\$68,132	100.0	\$68,132

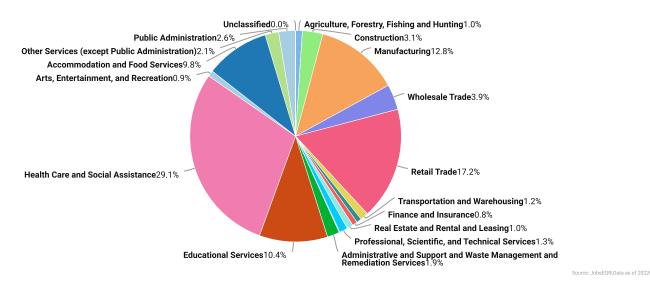
Source: JobsEQ® Data as of 2022Q3

Cost of Living per COLI, data as of 2022Q4, imputed by Chmura where necessary.



### **Industry Snapshot**

The largest sector in the Willits city, CA is Health Care and Social Assistance, employing 855 workers. The next-largest sectors in the region are Retail Trade (506 workers) and Manufacturing (378). High location quotients (LQs) indicate sectors in which a region has high concentrations of employment compared to the national average. The sectors with the largest LQs in the region are Health Care and Social Assistance (LQ = 2.03), Retail Trade (1.70), and Manufacturing (1.59).



#### Total Workers for Willits city, CA by Industry

Employment data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and imputed where necessary. Data are updated through 2022Q2 with preliminary estimates updated to 2022Q3.

Sectors in the Willits city, CA with the highest average wages per worker are Management of Companies and Enterprises (\$94,935), Finance and Insurance (\$66,401), and Administrative and Support and Waste Management and Remediation Services (\$61,489). Regional sectors with the best job growth (or most moderate job losses) over the last 5 years are Health Care and Social Assistance (+36 jobs), Public Administration (+27), and Manufacturing (+18).

Over the next 5 years, employment in the Willits city, CA is projected to contract by 27 jobs. The fastest growing sector in the region is expected to be Arts, Entertainment, and Recreation with a +0.8% year-over-year rate of growth. The strongest forecast by number of jobs over this period is expected for Health Care and Social Assistance (+28 jobs), Accommodation and Food Services (+8), and Other Services (except Public Administration) (+1).



#### Willits city, CA, 2022Q31

			Current	5-Year History					5-Year Forecast					
NAICS	Industry	Empl	Avg Ann Wages	LQ	Empl Change	Ann %	Total Demand	Exits	Transfers	Empl Growth	Ann % Growth			
62	Health Care and Social Assistance	855	\$48,768	2.03	36	0.9%	474	205	241	28	0.6%			
44	Retail Trade	506	\$38,286	1.70	-45	-1.7%	318	150	198	-30	-1.2%			
31	Manufacturing	378	\$61,037	1.59	18	1.0%	184	74	127	-17	-0.9%			
61	Educational Services	307	\$51,746	1.31	-25	-1.6%	144	71	79	-6	-0.4%			
72	Accommodation and Food Services	288	\$27,843	1.16	-10	-0.6%	263	115	139	8	0.6%			
42	Wholesale Trade	114	\$60,087	1.04	-16	-2.6%	58	23	39	-4	-0.7%			
23	Construction	93	\$50,543	0.53	11	2.6%	43	16	29	-2	-0.5%			
92	Public Administration	76	\$60,286	0.56	27	9.0%	34	15	22	-3	-0.8%			
81	Other Services (except Public Administration)	61	\$34,654	0.48	-22	-6.0%	38	15	21	1	0.3%			
56	Administrative and Support and Waste Management and Remediation Services	55	\$61,489	0.29	4	1.4%	32	13	20	-1	-0.3%			
48	Transportation and Warehousing	37	\$51,274	0.25	-18	-7.6%	21	9	13	-1	-0.5%			
54	Professional, Scientific, and Technical Services	37	\$52,241	0.17	-12	-5.3%	16	6	10	-1	-0.4%			
11	Agriculture, Forestry, Fishing and Hunting	30	\$43,936	0.76	9	7.2%	18	8	11	-1	-0.4%			
53	Real Estate and Rental and Leasing	28	\$47,745	0.54	-2	-1.2%	13	6	8	-1	-0.8%			
71	Arts, Entertainment, and Recreation	27	\$26,597	0.48	1	1.0%	21	8	12	1	0.8%			
52	Finance and Insurance	23	\$66,401	0.19	-3	-2.6%	10	4	7	-1	-0.6%			
51	Information	22	\$54,604	0.37	-5	-4.1%	10	4	7	-1	-0.8%			
55	Management of Companies and Enterprises	4	\$94,935	0.08	4	n/a	2	1	1	0	-0.5%			
99	Unclassified	0	n/a	0.00	-6	n/a	0	0	0	0	-0.1%			
	Total - All Industries	2,940	\$48,141	1.00	-54	-0.4%	1,658	704	981	-27	-0.2%			

Source: JobsEQ® Data as of 2022Q3

Note: Figures may not sum due to rounding. 1. All data based upon a four-quarter moving average Exits and transfers are approximate estimates based upon occupation separation rates. Employment data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and imputed where necessary. Data are updated through 2022Q2 with preliminary estimates updated to 2022Q3. Forecast employment growth uses national projections adapted for regional growth patterns.



### **Occupation Snapshot**

The largest major occupation group in the Willits city, CA is Sales and Related Occupations, employing 312 workers. The next-largest occupation groups in the region are Healthcare Practitioners and Technical Occupations (306 workers) and Healthcare Support Occupations (281). High location quotients (LQs) indicate occupation groups in which a region has high concentrations of employment compared to the national average. The major groups with the largest LQs in the region are Healthcare Support Occupations (LQ = 2.17), Farming, Fishing, and Forestry Occupations (1.92), and Healthcare Practitioners and Technical Occupations (1.80).

Occupation groups in the Willits city, CA with the highest average wages per worker are Legal Occupations (\$115,200), Healthcare Practitioners and Technical Occupations (\$113,500), and Management Occupations (\$104,900). The unemployment rate in the region varied among the major groups from 1.4% among Healthcare Practitioners and Technical Occupations to 7.7% among Food Preparation and Serving Related Occupations.

Over the next 5 years, the fastest growing occupation group in the Willits city, CA is expected to be Healthcare Support Occupations with a +1.6% year-over-year rate of growth. The strongest forecast by number of jobs over this period is expected for Healthcare Support Occupations (+23 jobs) and Food Preparation and Serving Related Occupations (+5). Over the same period, the highest separation demand (occupation demand due to retirements and workers moving from one occupation to another) is expected in Food Preparation and Serving Related Occupations (259 jobs) and Sales and Related Occupations (218).

				Current				5-Year History				5-Year Forecast			
			Mean Ann			Unempl	Online	Empl		Total			Empl	Ann %	
SOC	Occupation	Empl	Wages <sup>2</sup>	LQ	Unempl	Rate	Job Ads	Change	Ann %	Demand	Exits	Transfers	Growth	Growth	
41-0000	Sales and Related	312	\$46,700	1.13	13	5.5%	n/a	-37	-2.2%	198	100	118	-20	-1.3%	
29- 0000	Healthcare Practitioners and Technical	306	\$113,500	1.80	2	1.4%	n/a	34	2.4%	89	46	43	-1	-0.1%	
31-0000	Healthcare Support	281	\$36,200	2.17	8	4.4%	n/a	8	0.6%	227	98	106	23	1.6%	
35- 0000	Food Preparation and Serving Related	277	\$38,200	1.19	15	7.7%	n/a	-4	-0.3%	264	120	139	5	0.3%	
43-0000	Office and Administrative Support	263	\$48,000	0.72	9	3.6%	n/a	-24	-1.7%	136	68	82	-15	-1.2%	
53-0000	Transportation and Material Moving	245	\$45,000	0.95	11	6.0%	n/a	-22	-1.7%	164	63	106	-4	-0.4%	
25-0000	Educational Instruction and Library	230	\$73,700	1.47	3	2.9%	n/a	-28	-2.3%	102	51	53	-2	-0.2%	
51-0000	Production	224	\$47,600	1.35	6	4.6%	n/a	0	0.0%	108	44	76	-13	-1.2%	
11-0000	Management	154	\$104,900	0.77	3	2.2%	n/a	10	1.4%	66	22	43	0	0.1%	
13-0000	Business and Financial Operations	92	\$76,900	0.49	2	2.2%	n/a	17	4.2%	41	14	27	-1	-0.1%	
37- 0000	Building and Grounds Cleaning and Maintenance	86	\$41,100	0.89	6	5.5%	n/a	-14	-3.0%	56	26	31	-1	-0.3%	
49- 0000	Installation, Maintenance, and Repair	81	\$55,500	0.71	2	2.9%	n/a	-7	-1.6%	37	15	24	-1	-0.4%	
47-0000	Construction and Extraction	80	\$66,600	0.60	5	5.8%	n/a	3	0.7%	36	13	24	-1	-0.3%	
21-0000	Community and Social Service	70	\$58,000	1.34	1	2.2%	n/a	-5	-1.4%	39	14	21	4	1.1%	
39- 0000	Personal Care and Service	57	\$41,600	0.81	5	7.5%	n/a	-3	-1.2%	51	20	30	1	0.4%	
27-0000	Arts, Design, Entertainment, Sports, and Media	39	\$64,400	0.74	1	5.3%	n/a	-4	-2.1%	19	8	12	0	-0.2%	

#### Willits city, CA, 2022Q31



#### Willits city, CA, 2022Q31

			Current					5-Year History				5-Year Forecast		
SOC	Occupation	Empl	Mean Ann Wages <sup>2</sup>	LQ	Unempl	Unempl Rate	Online Job Ads	Empl Change	Ann %	Total Demand	Exits	Transfers	Empl Growth	Ann % Growth
45-0000	Farming, Fishing, and Forestry	36	\$41,600	1.92	4	6.4%	n/a	6	3.4%	28	9	19	-1	-0.4%
33-0000	Protective Service	34	\$68,800	0.54	2	2.8%	n/a	5	3.2%	22	11	12	-1	-0.5%
15-0000	Computer and Mathematical	32	\$97,000	0.32	0	n/a	n/a	6	4.3%	11	3	8	0	-0.3%
17-0000	Architecture and Engineering	18	\$99,200	0.37	0	n/a	n/a	2	2.6%	6	2	4	0	-0.5%
19-0000	Life, Physical, and Social Science	15	\$84,800	0.60	0	n/a	n/a	3	4.4%	6	2	5	0	-0.3%
23-0000	Legal	8	\$115,200	0.31	0	n/a	n/a	0	-0.3%	2	1	1	0	0.0%
	Total - All Occupations	2,940	\$59,600	1.00	n/a	n/a	n/a	-54	-0.4%	1,710	753	984	-27	-0.2%

Source: JobsEQ®

Data as of 2022Q3 unless noted otherwise

Note: Figures may not sum due to rounding.

1. Data based on a four-quarter moving average unless noted otherwise.

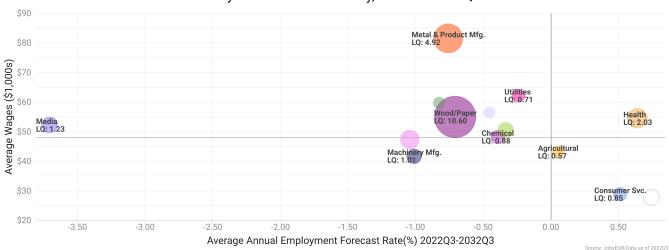
2. Wage data represent the average for all Covered Employment

Occupation employment data are estimated via industry employment data and the estimated industry/occupation mix. Industry employment data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and currently updated through 2022Q2, imputed where necessary with preliminary estimates updated to 2022Q3. Wages by occupation are as of 2022 provided by the BLS and imputed where necessary. Forecast employment growth uses national projections from the Bureau of Labor Statistics adapted for regional growth patterns.



### **Industry Clusters**

A cluster is a geographic concentration of interrelated industries or occupations. The industry cluster in the Willits city, CA with the highest relative concentration is Wood/Paper with a location quotient of 10.60. This cluster employs 171 workers in the region with an average wage of \$54,973. Employment in the Wood/Paper cluster is projected to contract in the region about 0.7% per year over the next ten years.



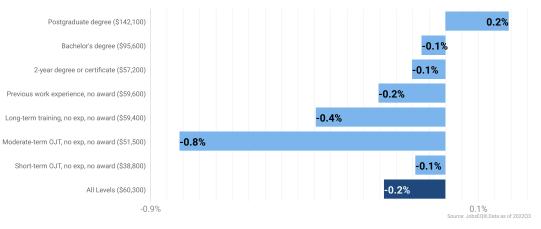
Industry Clusters for Willits city, CA as of 2022Q3

Location quotient and average wage data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics, imputed where necessary, and updated through 2022Q2 with preliminary estimates updated to 2022Q3. Forecast employment growth uses national projections from the Bureau of Labor Statistics adapted for regional growth patterns.



### **Education Levels**

Expected growth rates for occupations vary by the education and training required. While all employment in the Willits city, CA is projected to contract 0.2% over the next ten years, occupations typically requiring a postgraduate degree are expected to grow 0.2% per year, those requiring a bachelor's degree are forecast to contract 0.1% per year, and occupations typically needing a 2-year degree or certificate are expected to contract 0.1% per year.



#### Annual Average Projected Job Growth by Training Required

Employment by occupation data are estimates are as of 2022Q3. Education levels of occupations are based on BLS assignments. Forecast employment growth uses national projections from the Bureau of Labor Statistics adapted for regional growth patterns.



### Willits city, CA Regional Map





#### What is a location quotient?

A location quotient (LQ) is a measurement of concentration in comparison to the nation. An LQ of 1.00 indicates a region has the same concentration of an industry (or occupation) as the nation. An LQ of 2.00 would mean the region has twice the expected employment compared to the nation and an LQ of 0.50 would mean the region has half the expected employment in comparison to the nation.

#### What is separation demand?

Separation demand is the number of jobs required due to separations—labor force exits (including retirements) and turnover resulting from workers moving from one occupation into another. Note that separation demand does not include all turnover—it does not include when workers stay in the same occupation but switch employers. The total projected demand for an occupation is the sum of the separation demand and the growth demand (which is the increase or decrease of jobs in an occupation expected due to expansion or contraction of the overall number of jobs in that occupation).

#### What is a cluster?

A cluster is a geographic concentration of interrelated industries or occupations. If a regional cluster has a location quotient of 1.25 or greater, the region is considered to possess a competitive advantage in that cluster.

#### What is the difference between industry wages and occupation wages?

Industry wages and occupation wages are estimated via separate data sets, often the time periods being reported do not align, and wages are defined slightly differently in the two systems (for example, certain bonuses are included in the industry wages but not the occupation wages). It is therefore common that estimates of the average industry wages and average occupation wages in a region do not match exactly.

#### What is NAICS?

The North American Industry Classification System (NAICS) is used to classify business establishments according to the type of economic activity. The NAICS Code comprises six levels, from the "all industry" level to the 6-digit level. The first two digits define the top level category, known as the "sector," which is the level examined in this report.

#### What is SOC?

The Standard Occupational Classification system (SOC) is used to classify workers into occupational categories. All workers are classified into one of over 804 occupations according to their occupational definition. To facilitate classification, occupations are combined to form 22 major groups, 95 minor groups, and 452 occupation groups. Each occupation group includes detailed occupations requiring similar job duties, skills, education, or experience.

About This Report



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