

CITY OF NAPA: INDICATORS

NAPA, CA

AUGUST 2020

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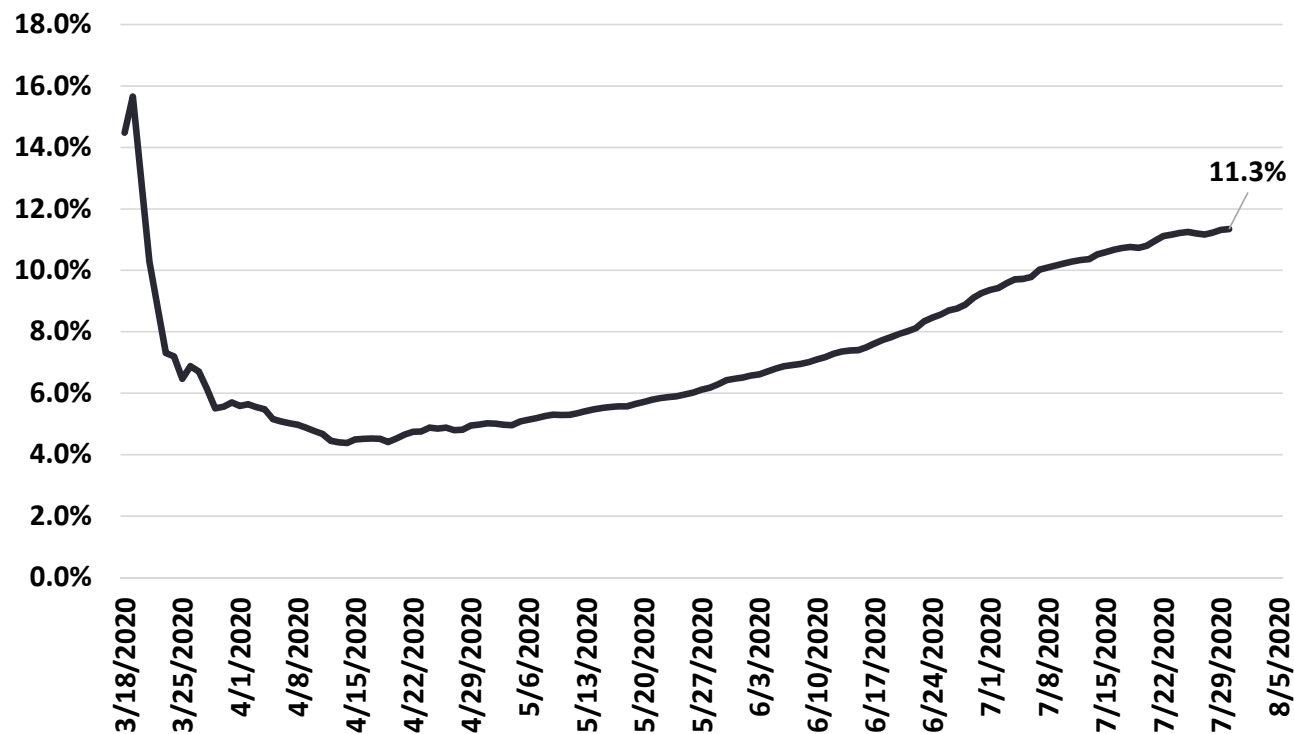
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City of Napa: things to watch

- City of Napa, June 2020
 - 4,600 residents out of work versus June 2019;
- Claims for Unemployment Insurance
 - Not available at city level, but City of Napa main place for jobs in county
 - Rising slightly since early July, mainly in retail and hospitality jobs
- Hotel Occupancy: rising slowly, still down from June 2020
 - July and August result help forecast how businesses may remain open
- Housing market remains stable while national and state economies continue to struggle: watching listing and sales prices.

COVID Cases in CA and US: Daily Ratio (%), August 1, 2020, 11.3%



These data show how California has seen some flattening of the curve, but still increasing as a proportion of national COVID-19 cases as of August 1, 2020. We want this number to fall ASAP.

Source: <https://ourworldindata.org/coronavirus-source-data>; <https://data.ca.gov/dataset/covid-19-cases>; and EFA

Major LF Data Comparisons, June 2020 Compared to June 2019, City of Napa, Napa County Residents

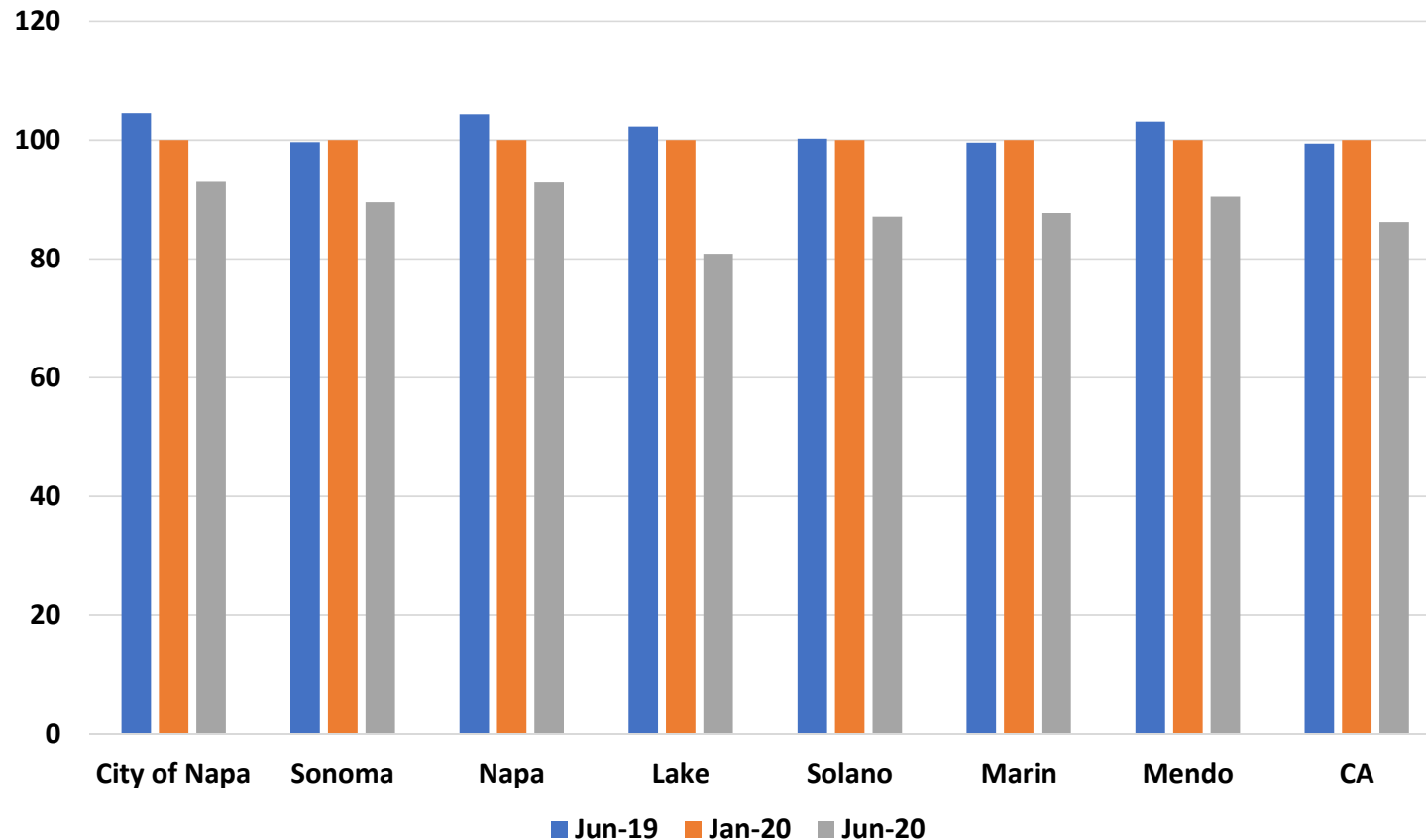


Category	Change City of Napa	% Change	Change Napa County	% Change	Change California	% Change
Civilian Labor Force	-200	-0.4%	-900	-4.5%	-413,500	-2.1%
Civilian Employment	-4,600	-11.0%	-8,000	-11.9%	-2,465,300	-13.3%
Unemployment Rate		13.2%		12.5%		15.1%

These data show major labor-force data (city residents working or not working) comparing June 2020 data to June 2019. The unemployment rates are not seasonally adjusted and stated as estimated. City of Napa has fared ok compared to Napa County and CA thus far.

Source: California EDD and EFA

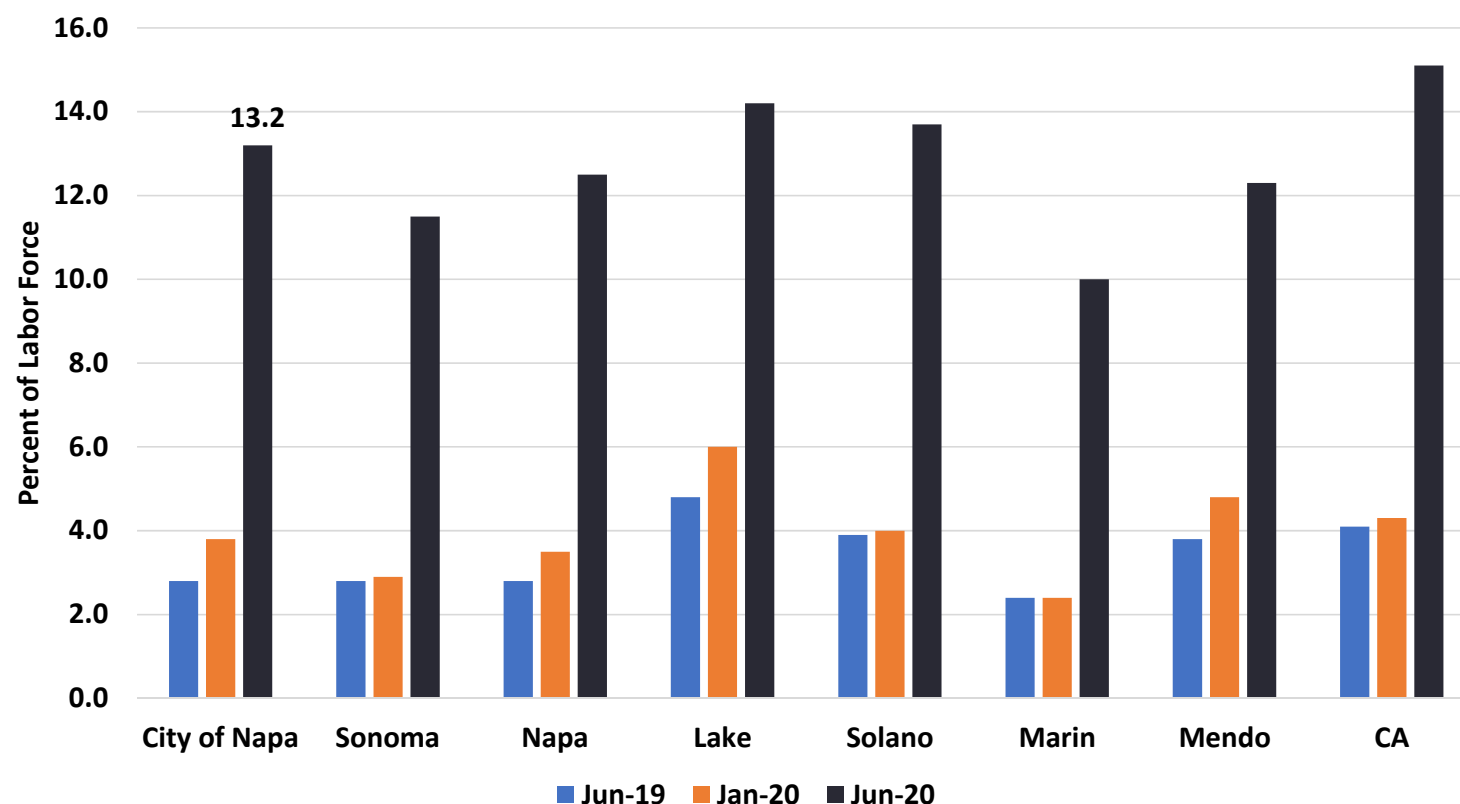
Employment Level Comparisons, Number of Employees, Index Jan 2020 = 100, City of Napa, Napa County and Selected Areas



These data compare residential employment (those who live in the City of Napa) to other places in terms of the number of residents that have a job. January 2020 acts as the baseline (equal to 100); we want these numbers to rise.

Source: California EDD and EFA

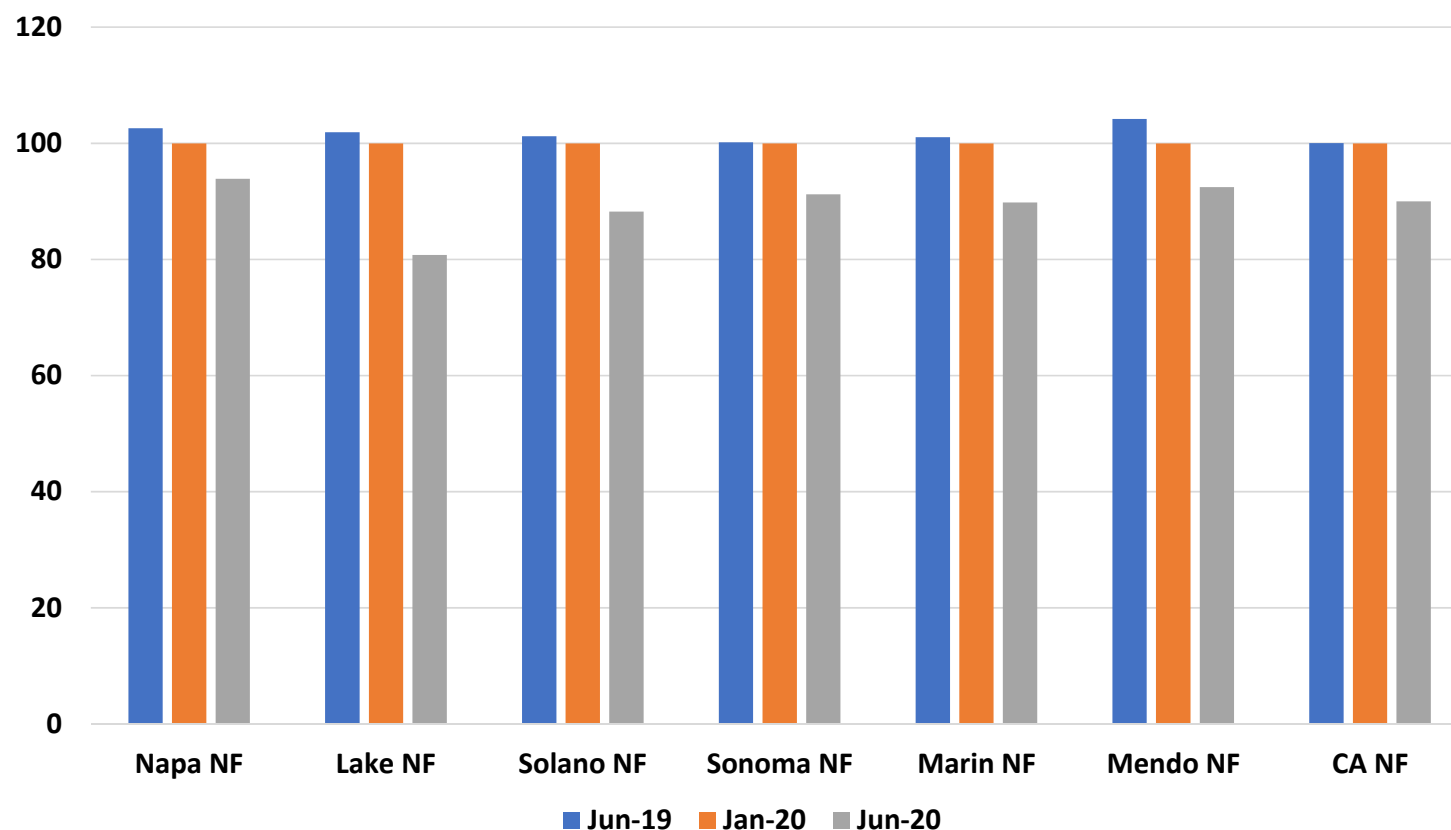
Unemployment Rate Comparisons, % of Labor Force, June 2019 – June 2020



These data compare residential unemployment rates (those who live in the City of Napa) to other places in terms of the number of residents that do not have a job, but remain in the labor force (actively seeking work). We want these numbers to fall.

Source: California EDD and EFA

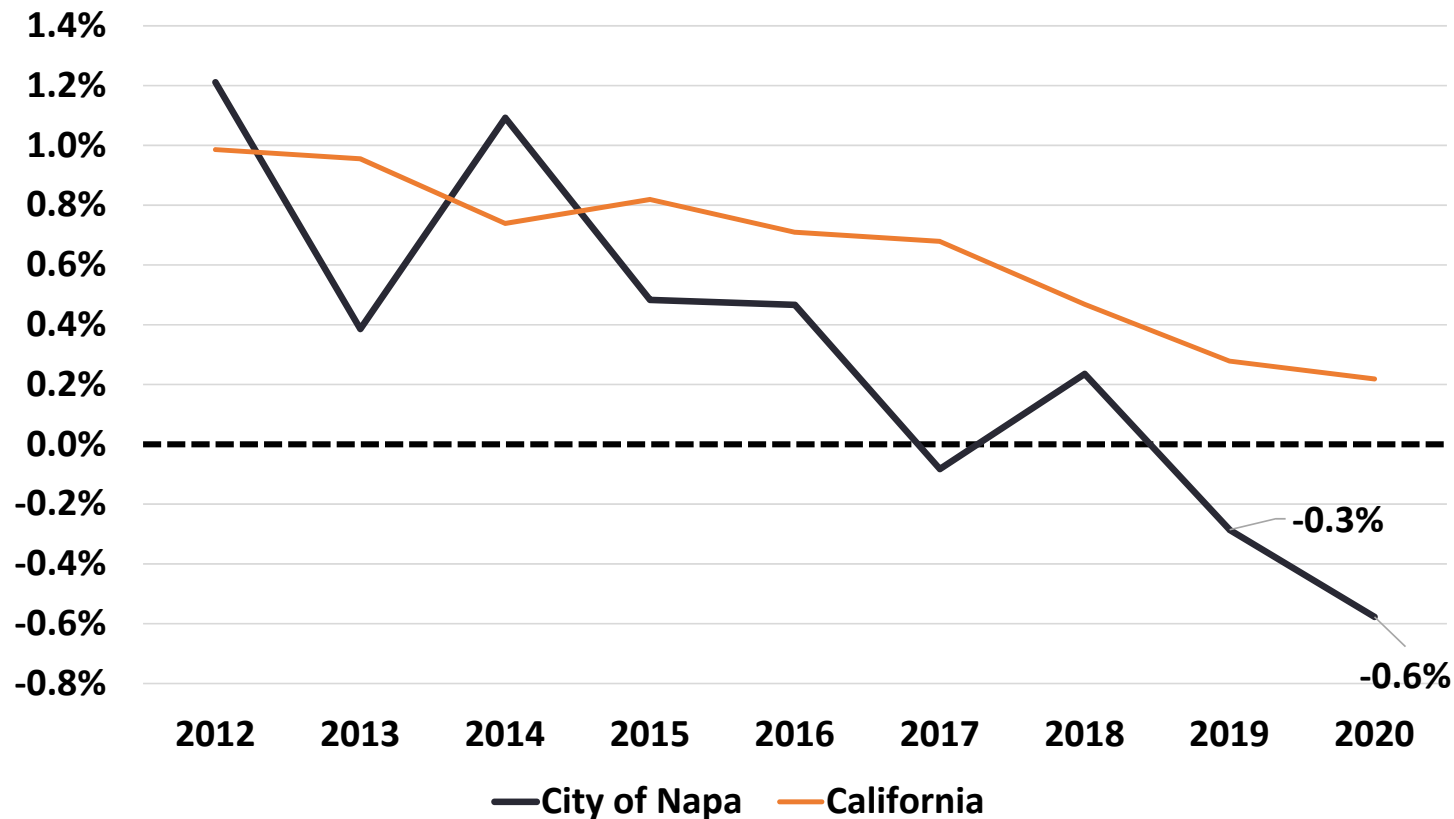
Non-Farm (NF) Employment, Napa County and California, and Selected Areas, Index Jan 2020 = 100



These data compare the number of employees that work in Napa County, regardless of where they live, compared to the level of workers in Jan 2020 (equal to 100 here); we want these data to rise.

Source: California EDD and EFA

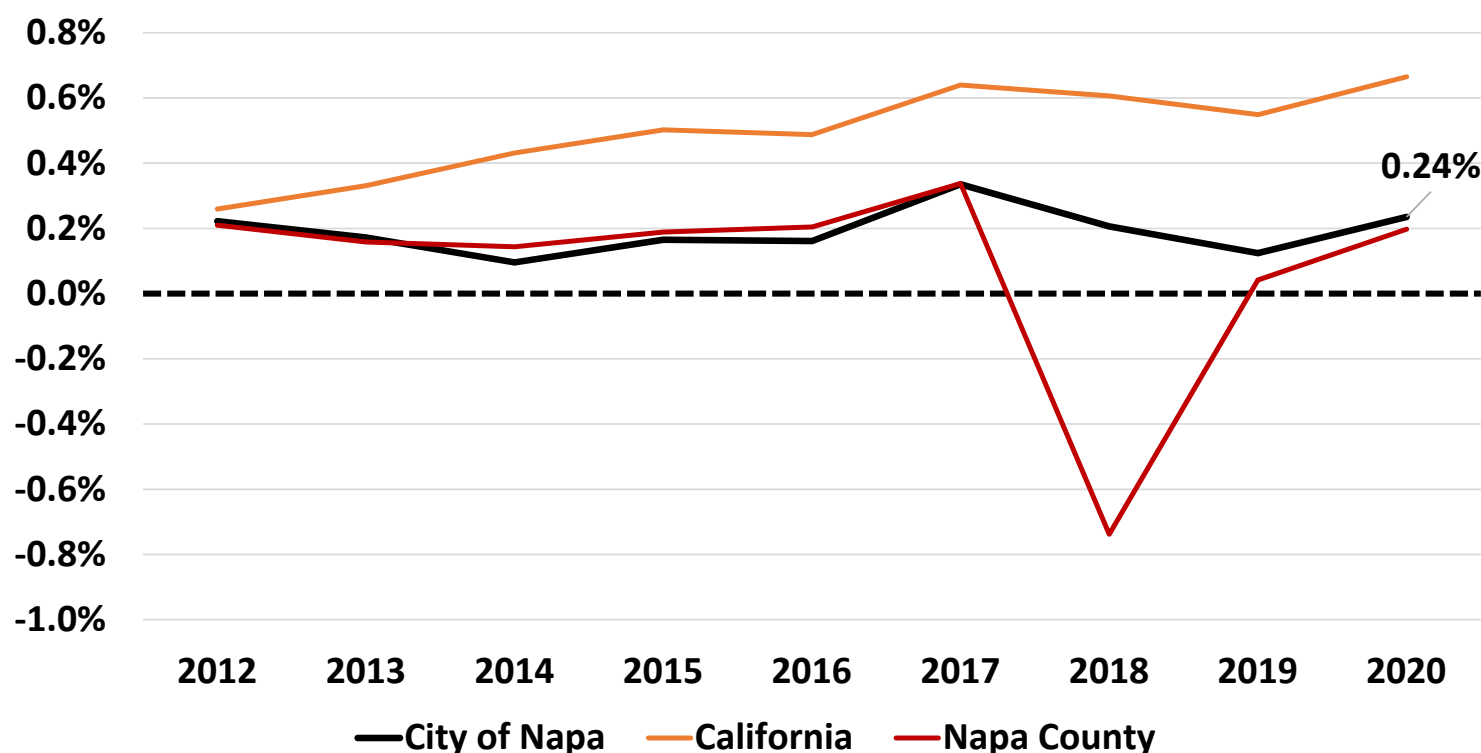
City of Napa, Population Growth 2010 to 2020, Annual % Change from Previous January 1



These data were released in June 2020 and estimate the growth of City of Napa's population annually since 2011. In 2019, the city's population fell for the second year in a row (-0.6%), for an estimated population of 78,032 on January 1, 2020 in the City of Napa.

Source: California Dept of Finance and EFA

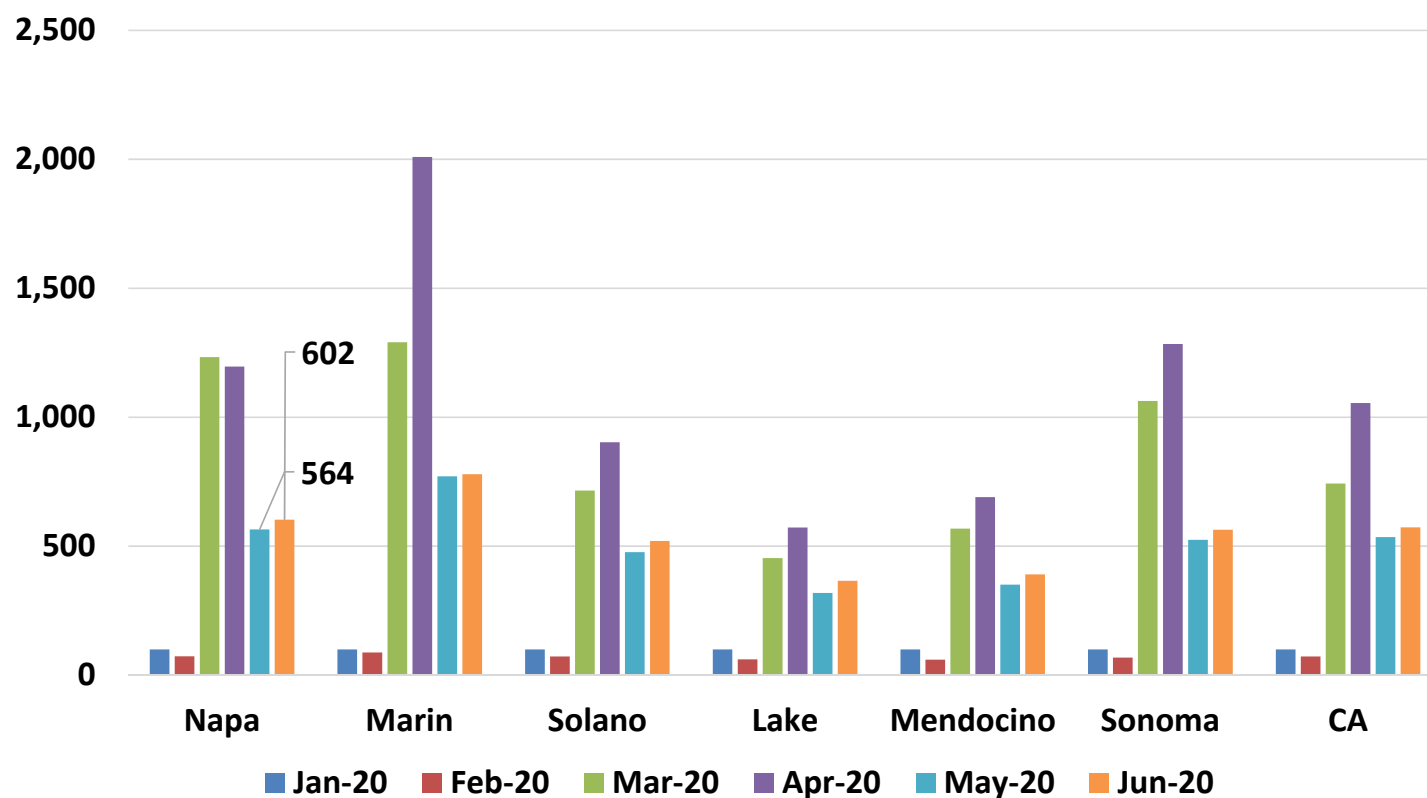
City of Napa, Housing Units Growth, % Change from Previous Year, 2012 to 2020



These data were released in June 2020 and estimate the growth of City of Napa's housing units annually since 2011. In 2019, the city's population fell for the second year in a row (-0.6%), for an estimated population of 78,032 on January 1, 2020 in the City of Napa.

Source: California Dept of Finance and EFA

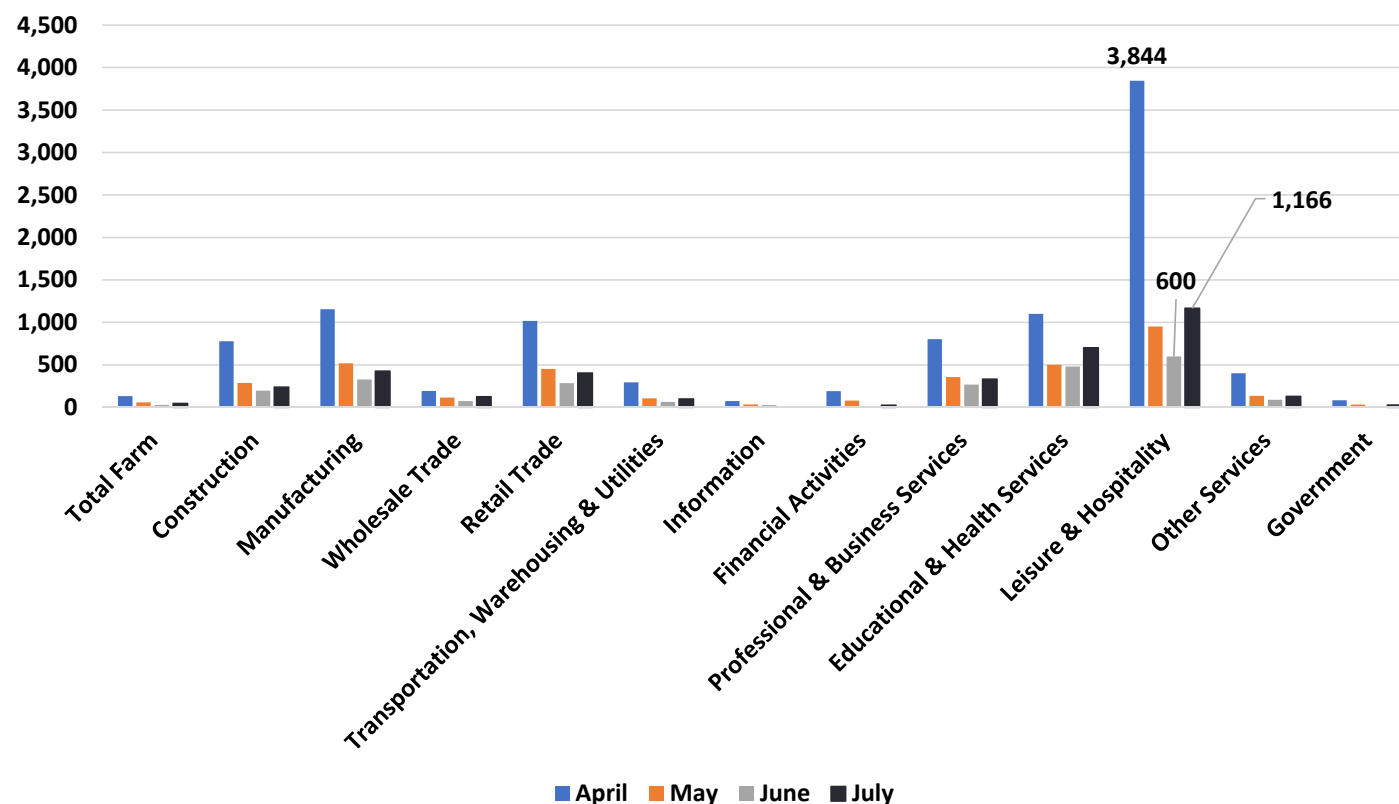
Initial Claims from Base for CA and Bay Area Counties, Jan 2020 to June 2020, Index Jan 2010 = 100



These data compare those that have claimed unemployment insurance in Napa County versus other areas. These data portend rising unemployment rates when the data rise. We want these numbers to fall.

Source: California EDD, Report R513 and EFA

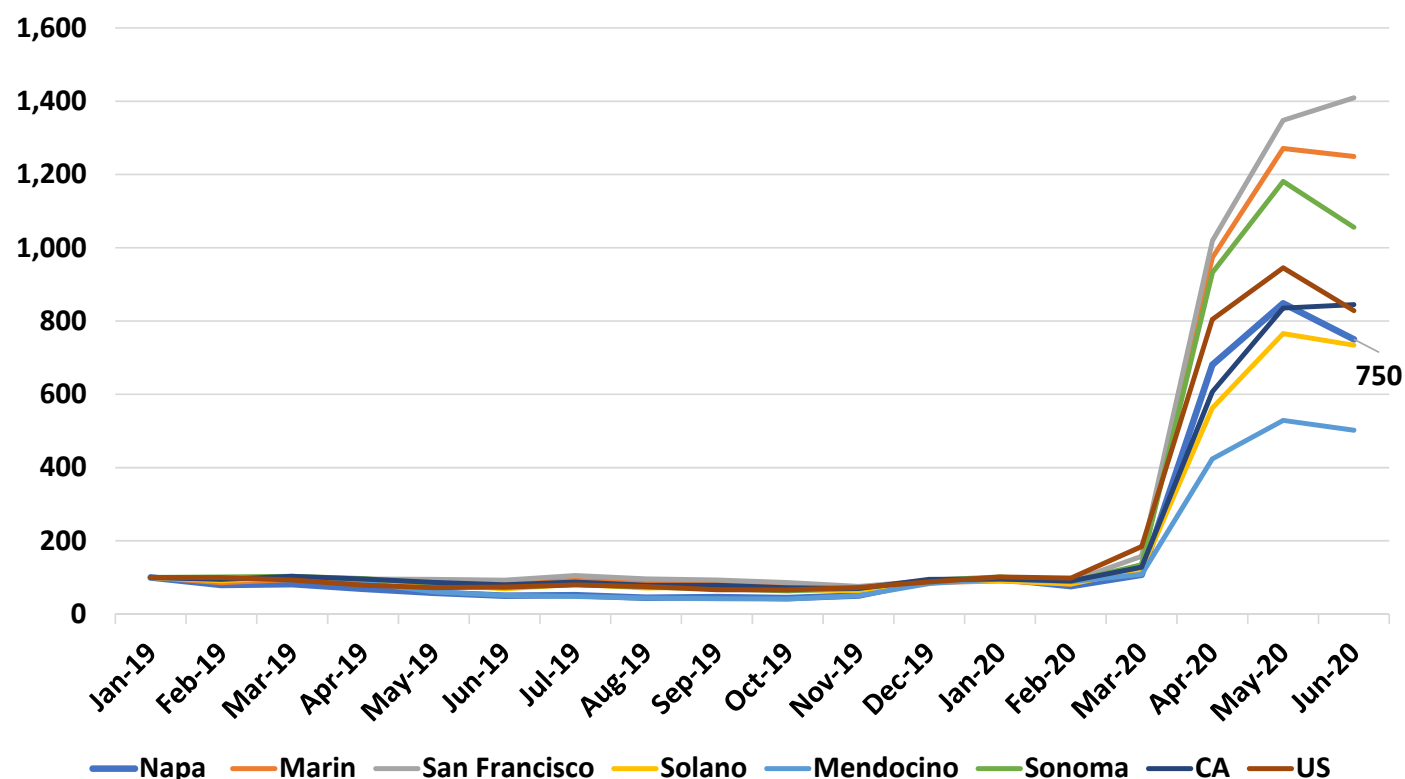
New Initial Claims for Unemployment Insurance (UI), Napa County, March 2020 to July 2020, Number of New Claims



For Napa County, these data show specific industries and new claims for UI, a way to track where economic and workforce development in Napa County and the City of Napa may be best focused. Given job loss data by industry, not many surprises here, but notice the recent increase in July for some industries.

Source: California EDD and EFA

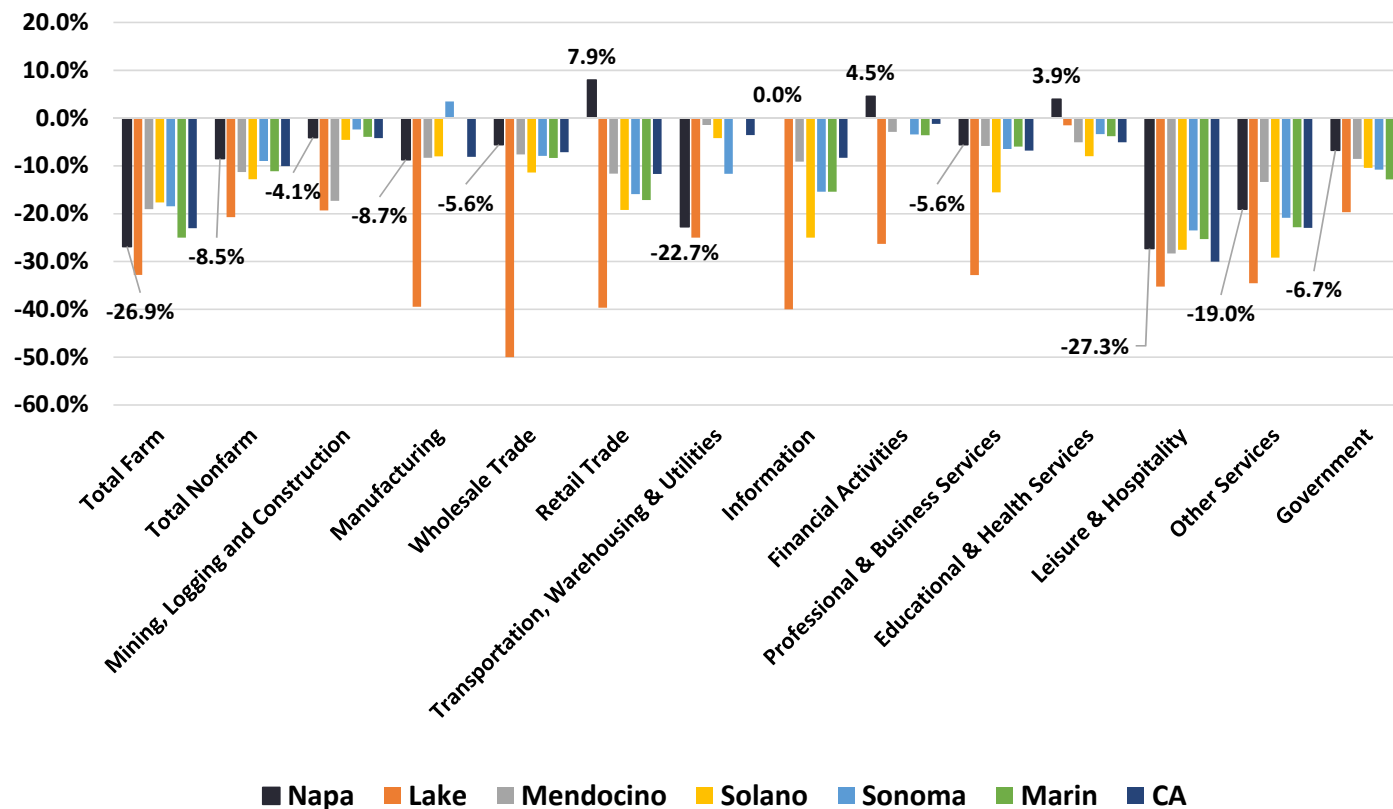
Continued Claims for Unemployment Insurance (UI), Napa County and Selected Areas, Number of Weeks Claimed by Month, Jan 2019 to June 2020, Index Jan 2019 = 100



These data show the duration of UI payouts by place. The spike is obvious and came from so many claimants for UI. In June 2020, claims were 7.5 times the level in January 2019. Notice no place included here was immune and all have slowly turned the corner, but COVID-19 cases rising may slow this reversing trend.

Source: California EDD, Report R513 and EFA

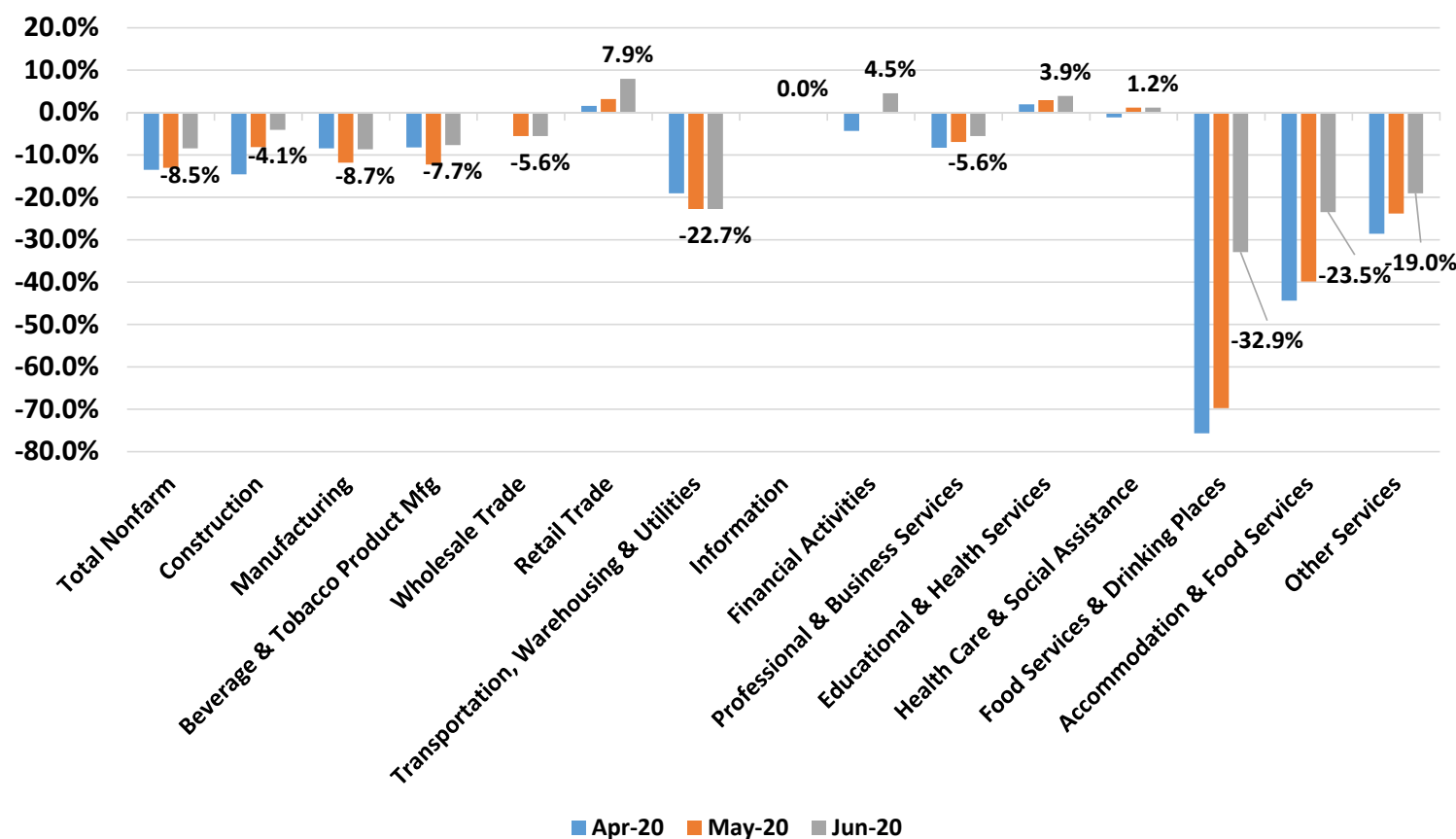
Employment Changes by Industry from One Year Ago, June 2020, Napa County and Selected Areas



These data show how specific industries were hurt and have started to recover from job losses; these are compared to June 2019 to eliminate seasonality as possible. The data are the % of workers lost in an industry versus the number of workers in June 2019.

Source: California EDD and EFA

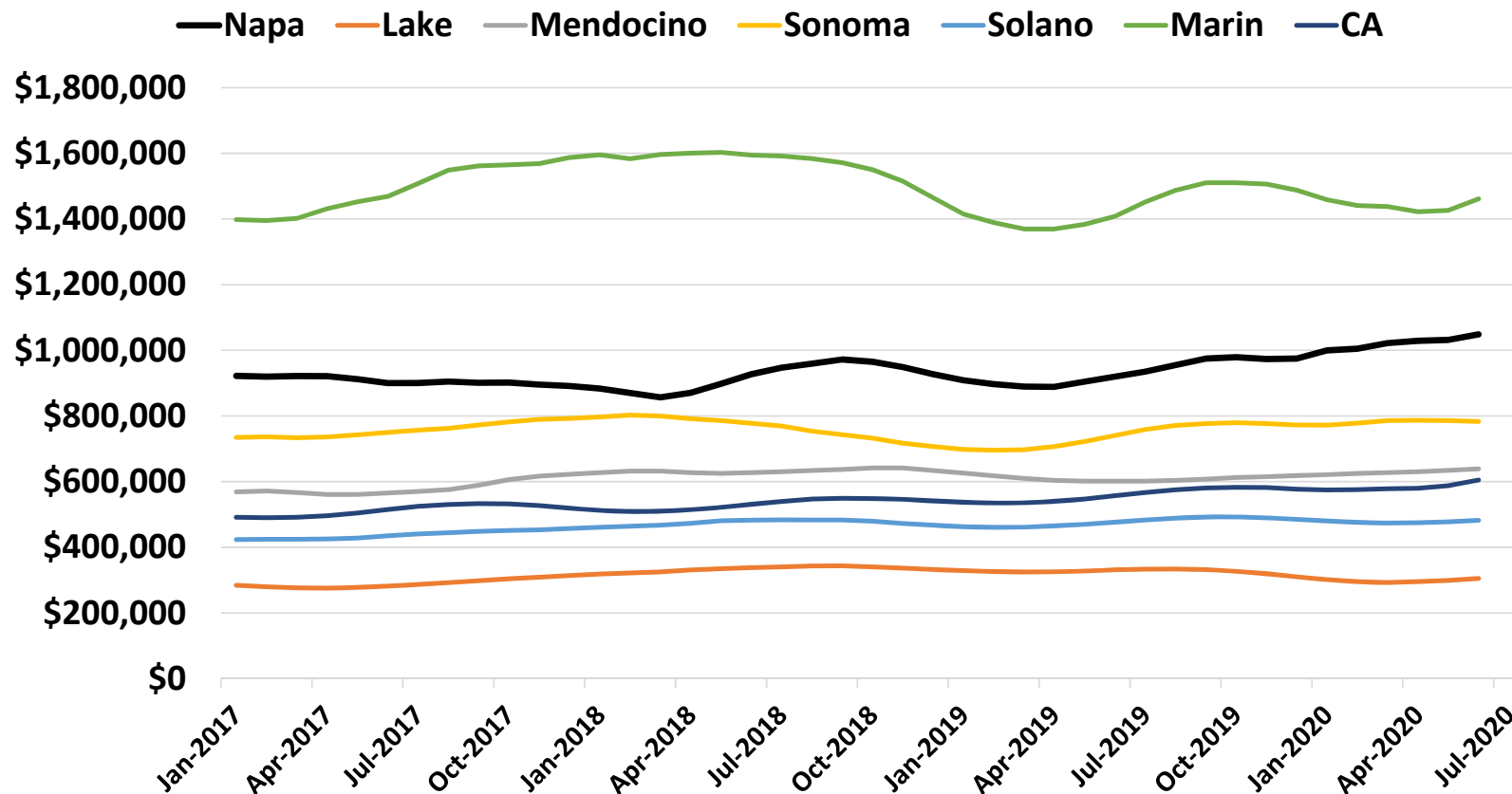
Employment Changes by Sector, Napa County



These data show how specific industries were hurt in Napa County since April 2020; like the last slide, these are compared to June 2019 to eliminate seasonality as possible. The data are the % of workers lost in an industry versus the number of workers in the same month in 2019.

Source: California EDD and EFA

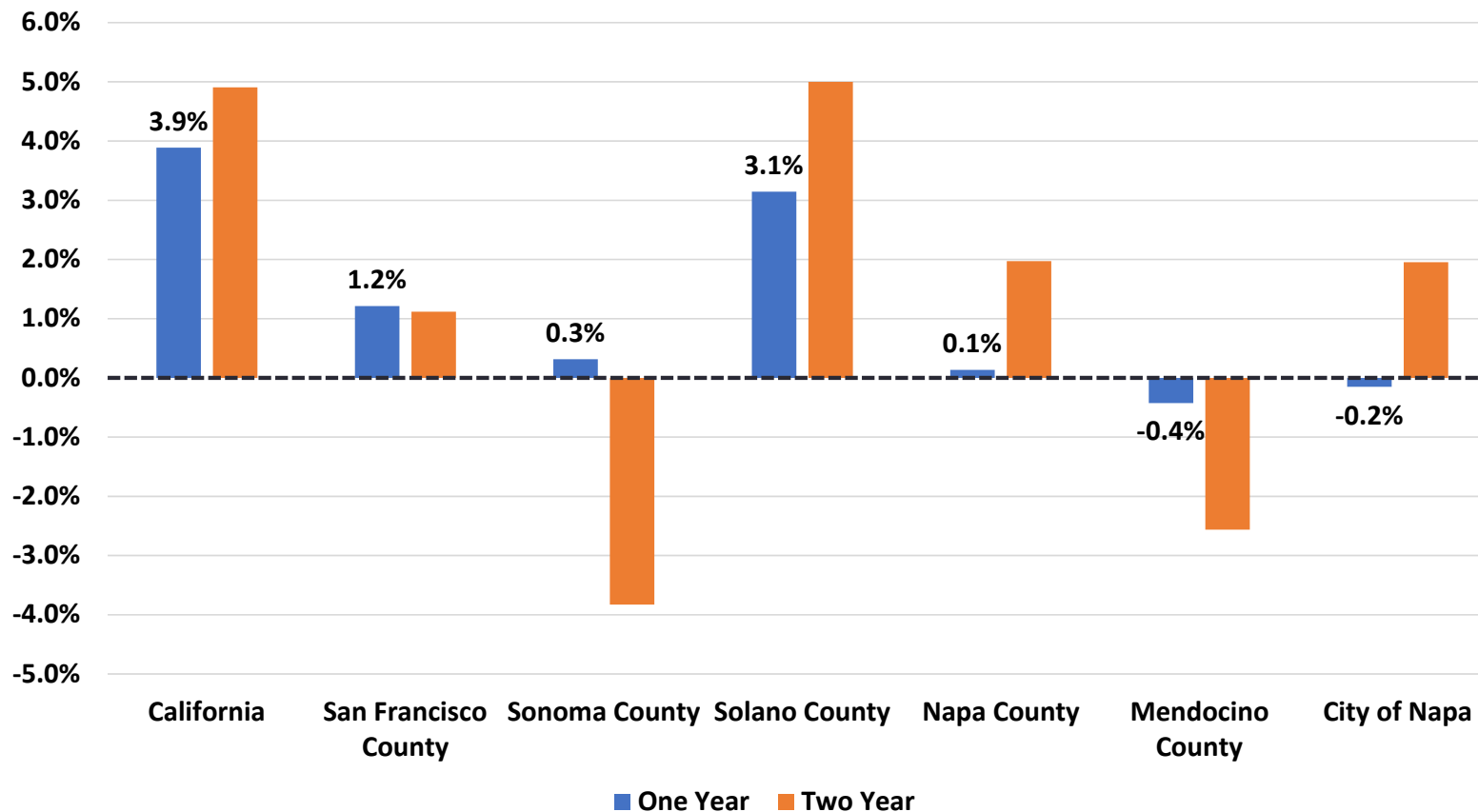
Median Listing Prices, Napa County and Selected Areas, Jan 2017 to June 2020, 6-Month Moving Average



Median listing prices provide a way to see how the supply side of the housing market is looking at the demand side by how homeowners are listing their homes for sale against recent market trends.

Source: Federal Reserve and Realtor.com and EFA

Median Home Prices, June 2020, Compared to June 2019 and June 2018, City of Napa and Selected Areas



These data show that the housing market was slowing down the last two years, and also further suggest across California that COVID-19 has not hurt housing markets yet. Remember, summer is normally good for housing and interest rates are low; we should be having decent housing outcomes, but long durations of job loss can undermine good incentives in housing otherwise.

Source: Zillow™ Research and EFA

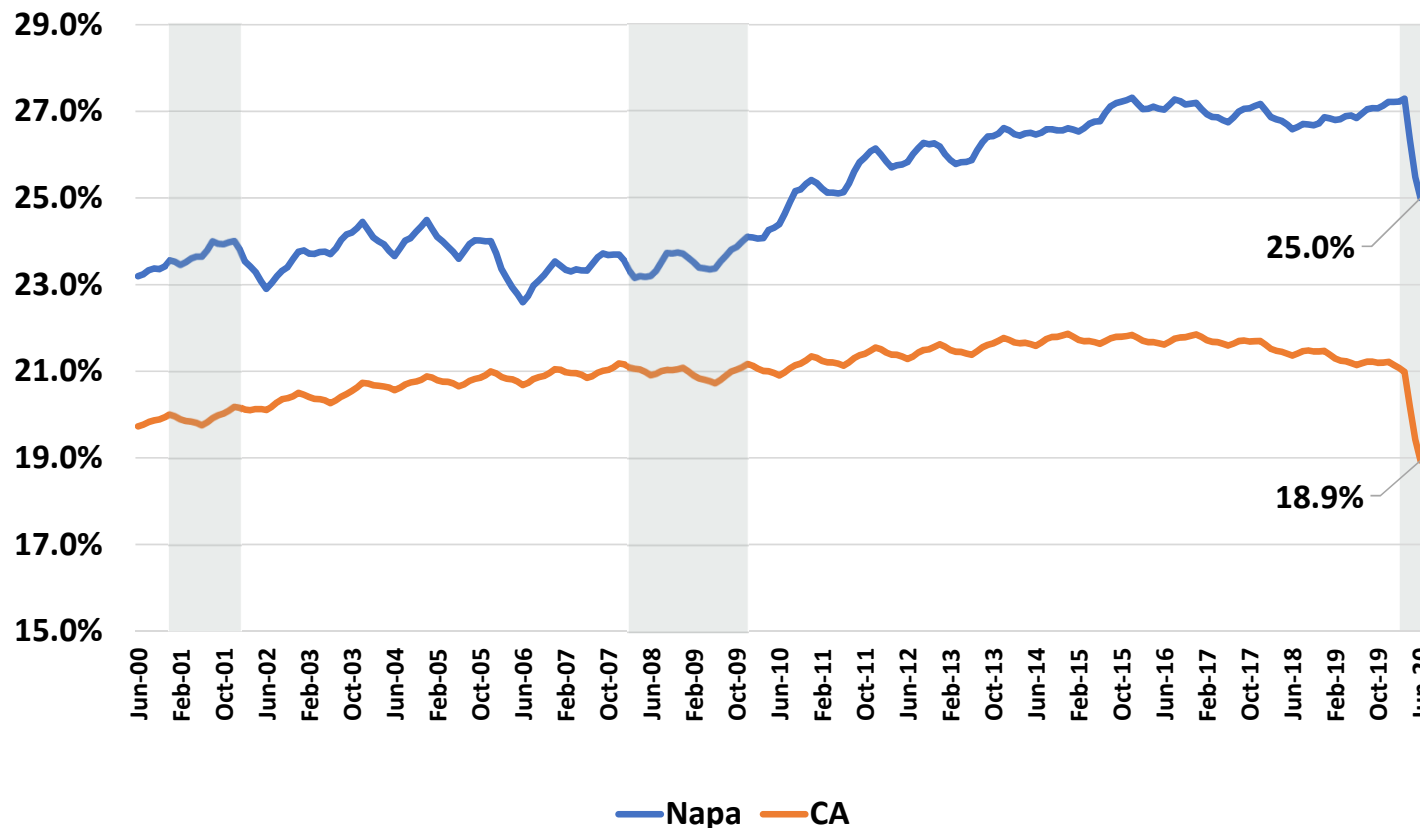
Hotel data (Occupancy Rates and RevPAR), Selected Counties, June 2020 compared to June 2019



County	Occupancy %		Revenue Per Available Room (\$)	
	2020	2019	2020	2019
Sonoma	48.0%	82.0%	\$68	\$238
San Francisco	27.5%	86.7%	\$31	\$230
Marin	41.8%	80.7%	\$48	\$159
Napa	32.4%	80.1%	\$96	\$288

Napa County is far behind on occupancy and thus RevPAR as of June 2020 versus last year; we knew this was coming, but as each month has similar data, businesses more at risk in City of Napa

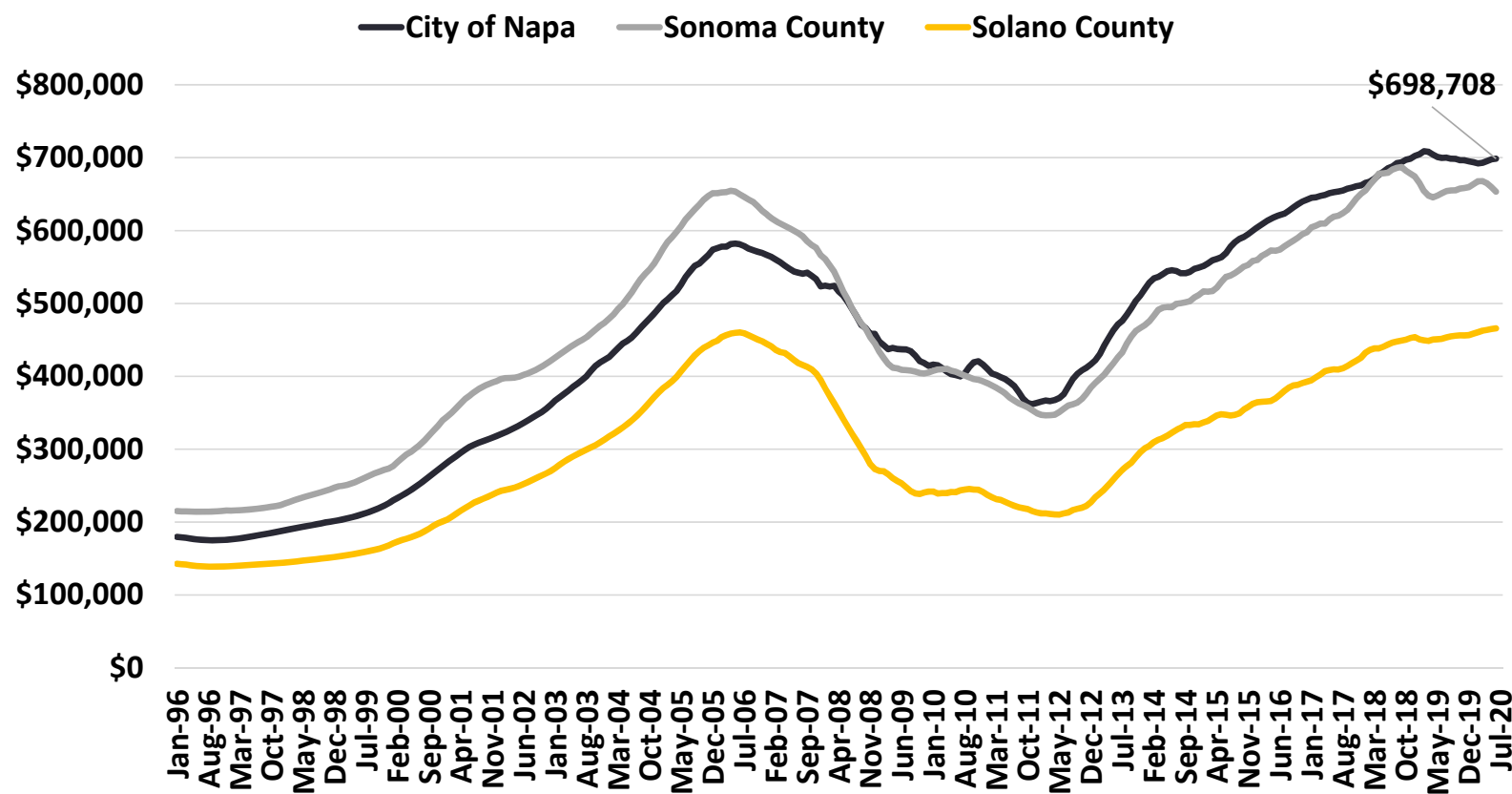
Restaurant-Hotel-Retail as % of Non-Farm Employment, Napa County and California, % of total, June 2000-June 2020



These data are at the county level, but the bulk of these jobs are in the City of Napa and in American Canyon. We want these data to rise, but notice that in Napa County and the state on average is moving the same way as Napa County.

Source: California EDD and EFA

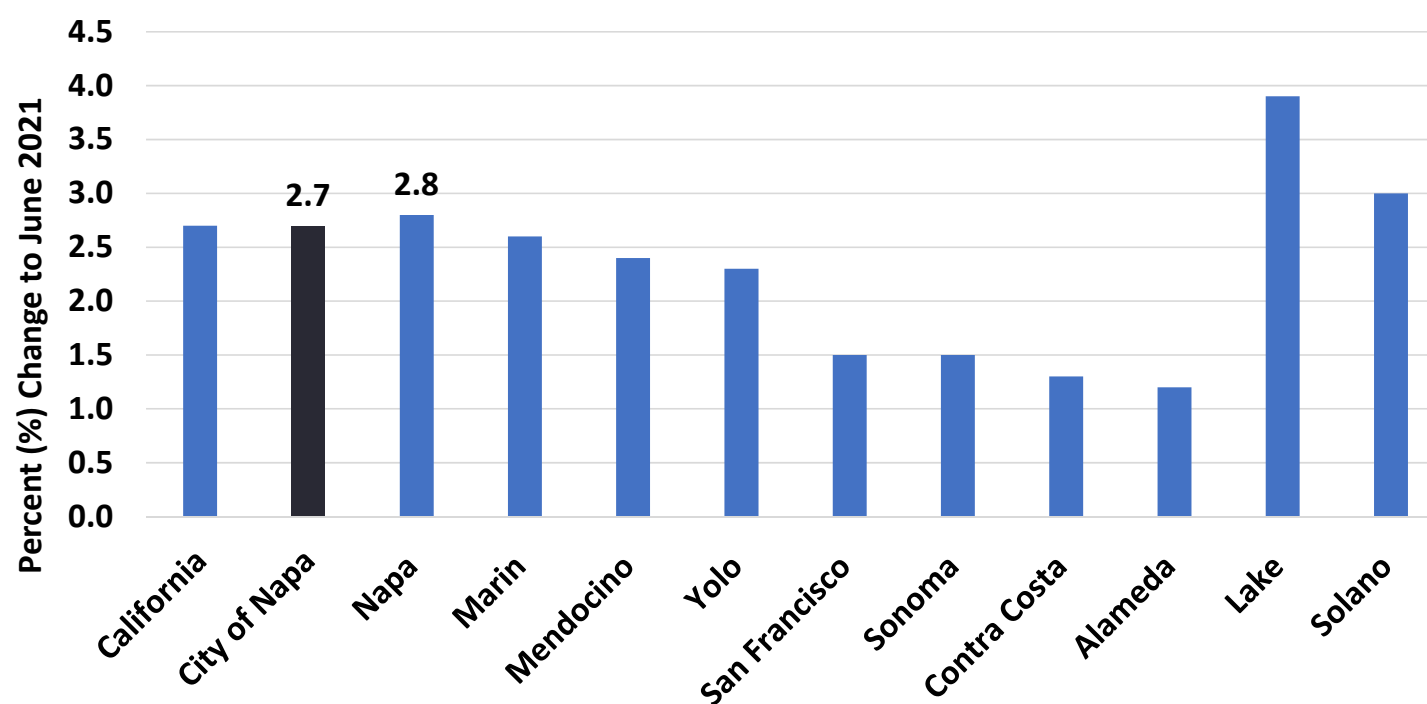
Median Home Prices, Current Dollars, City of Napa and Selected Areas, Jan 1996 – June 2020



Median home prices provide a gauge against the median listing prices to see how sales are finalizing, but also provide housing market trend.

Source: Zillow™ Research and EFA

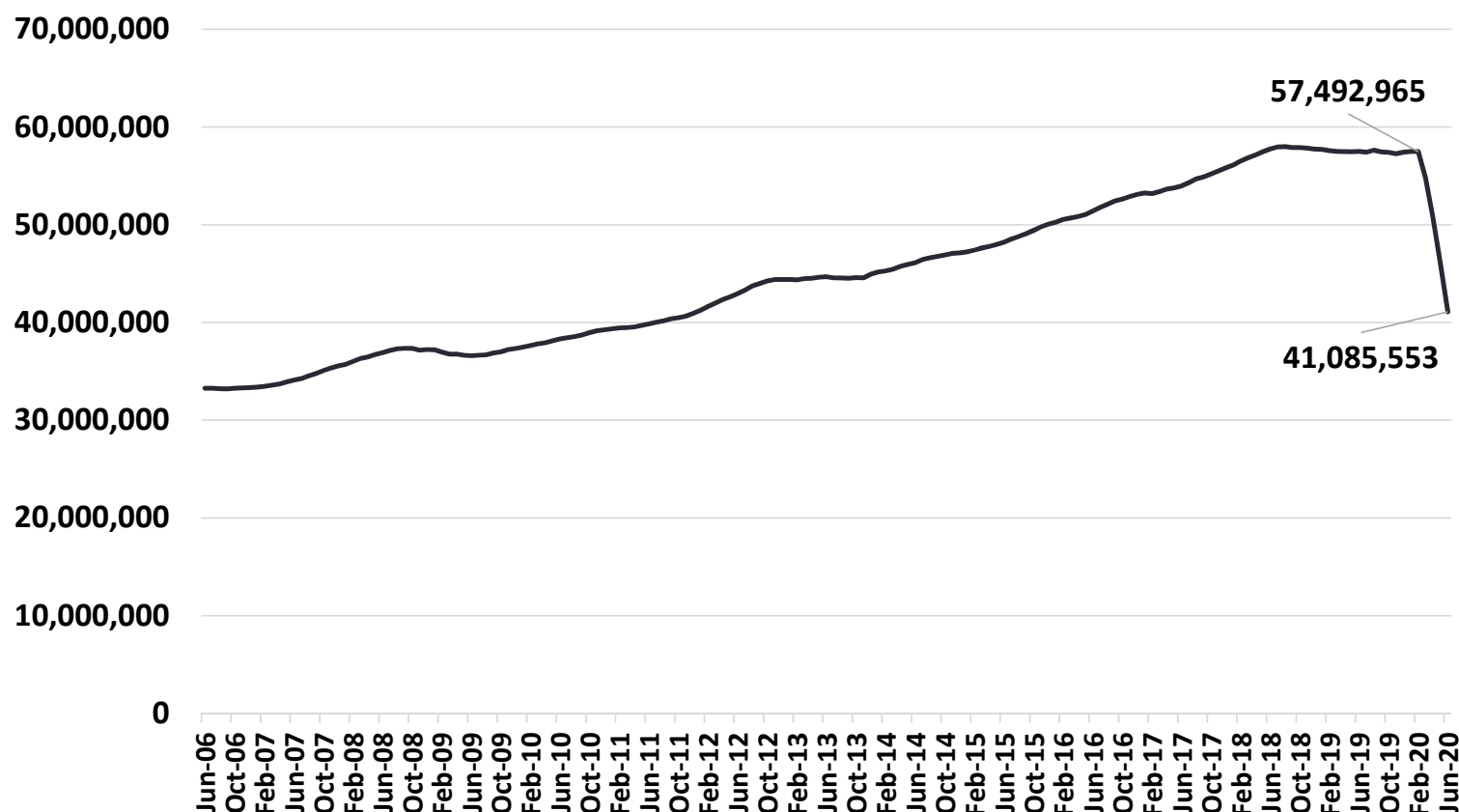
Housing Price Forecast, June 2020 to June 2021, % Change, City of Napa, Selected Counties and California



The City of Napa drives the south valley housing market; the forecast in June to June 2021 is good and suggests for now no housing market chaos predicted.

Source: Zillow™ Research and EFA

Passenger Data, SFO, Rolling 12-Month Sum, Passengers, Number of People



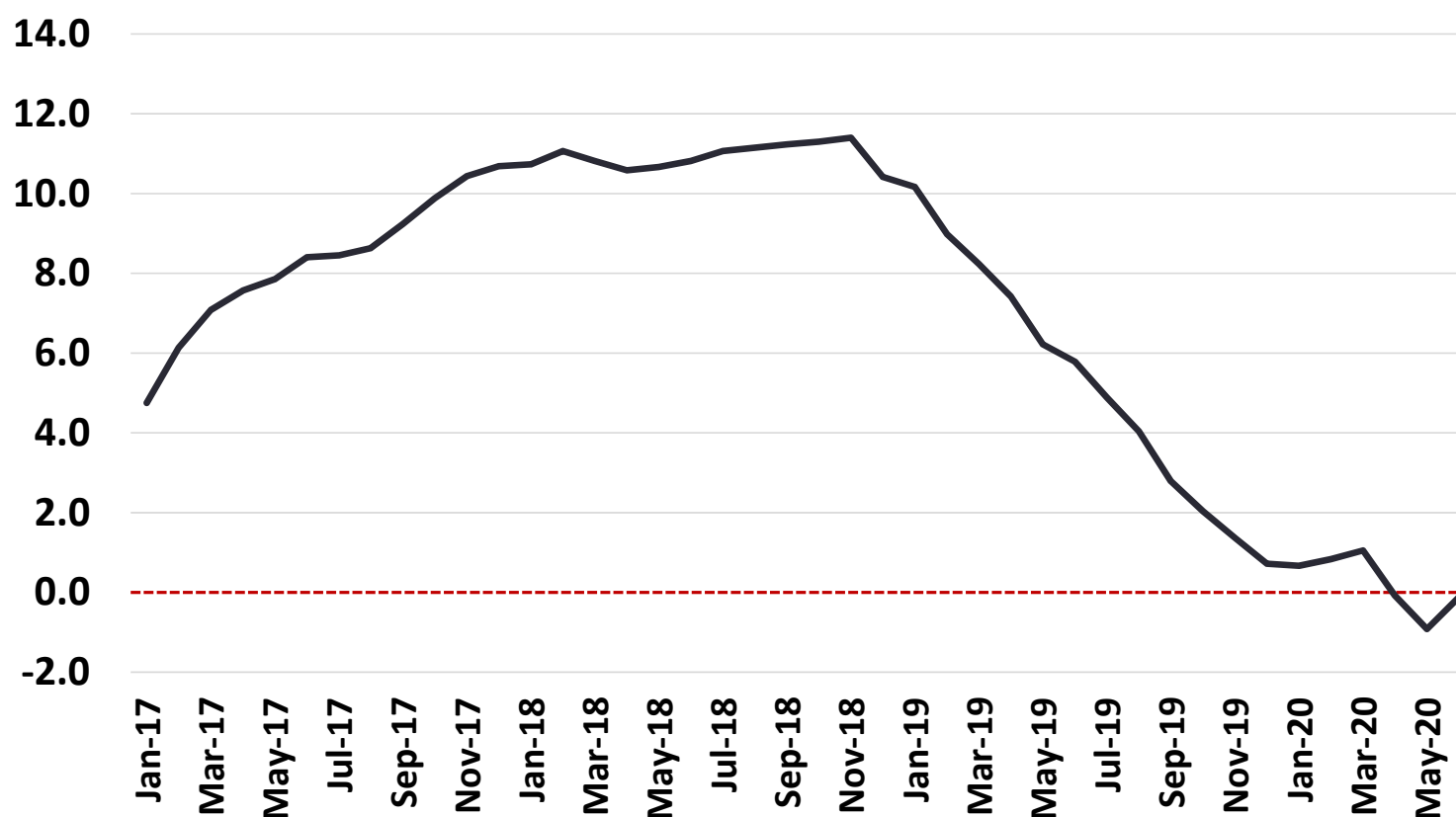
As of June 30, 2020, the fall in the number of passengers through SFO had not begun to recover; these data connect to the flow of people from outside a 200 mile radius of Napa coming to the city to spend. Notice the shock since Feb 2020.

Source: flysfo.com, Transportation Security Administration and EFA

The chart displays the Index 1966:Q1=100 over time. The y-axis ranges from 0.0 to 120.0. The x-axis shows dates from Jan-00 to Jun-20. The index starts at 100, peaks at approximately 110 in Jan-00, and ends at approximately 70 in Jun-20. Three shaded vertical regions indicate periods of economic stress: early 2001, late 2007 to mid-2009, and early 2020. A circle highlights the sharp decline in early 2020.

This index suggests how consumer consider tourism and durable goods purchases, such as cars and appliances; the tick up in June is a good sign here, but the election uncertainty and continued COVID-19 case growth to weigh it down.

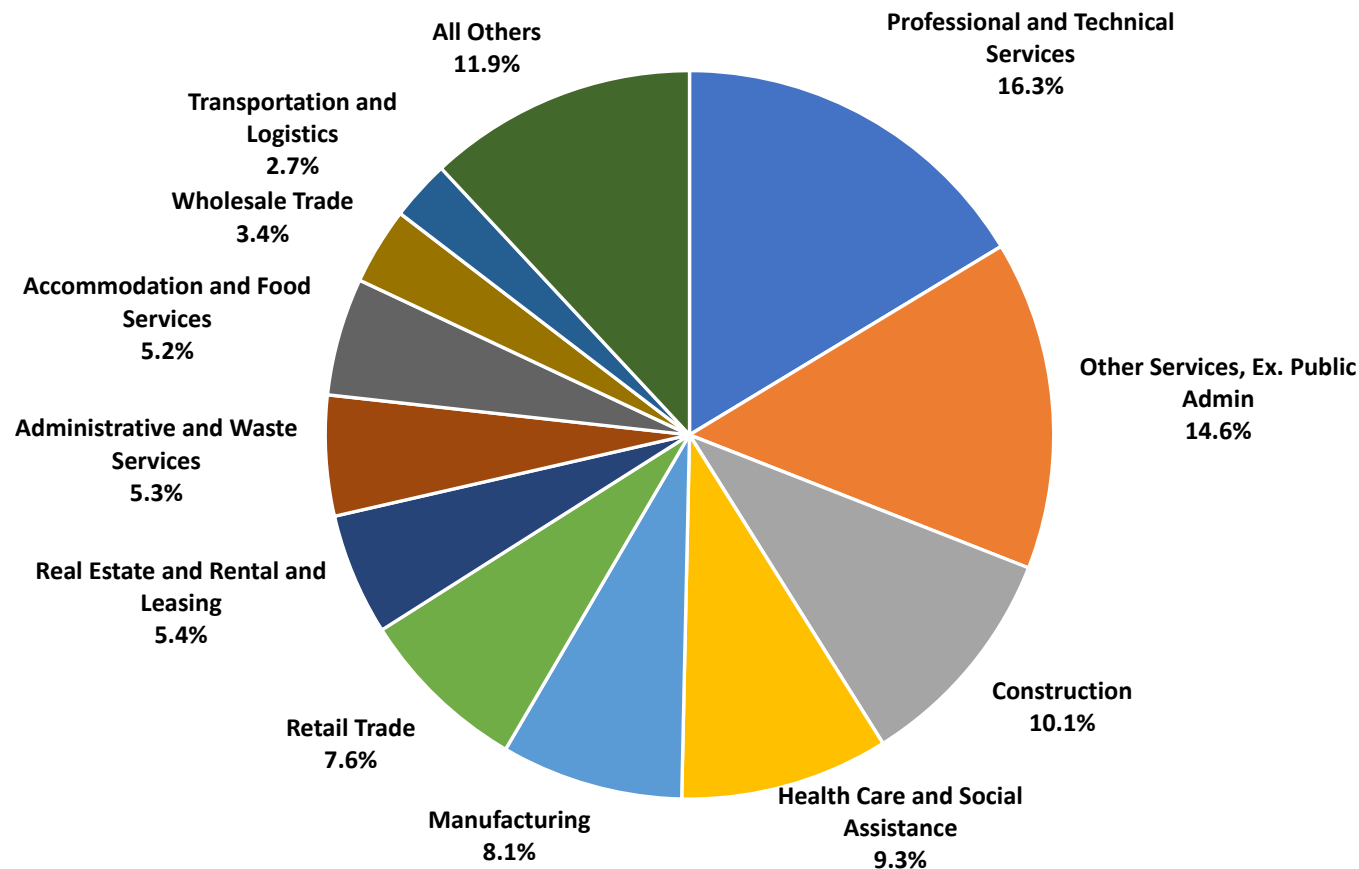
ISM Purchasing Manager's Index, Jan 2017 to June 2020, % change from Previous Year



This index going below 0% change from last year generally forecasts national recession; the tick up in June is a good sign

Source: Federal Reserve and EFA

PPP Loans in City of Napa < \$150K



City of Napa:

\$63.5 million
1,609 Loans

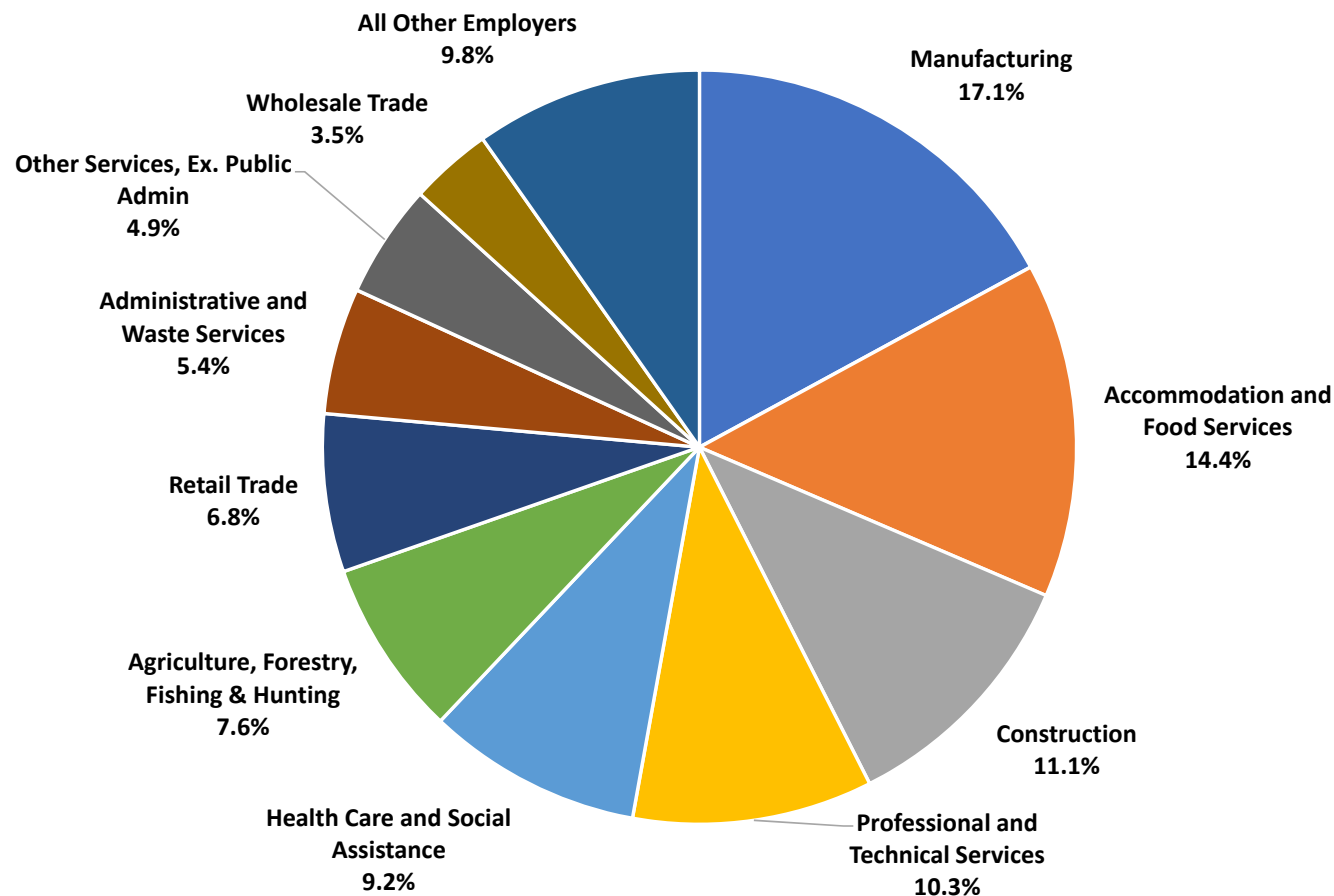
69.9% County

Napa County:

\$94.1 million
2,301 Loans

Source: US Treasury and EFA

PPP Loans in City of Napa > \$150K



City of Napa:

369 Loans

64.6% County

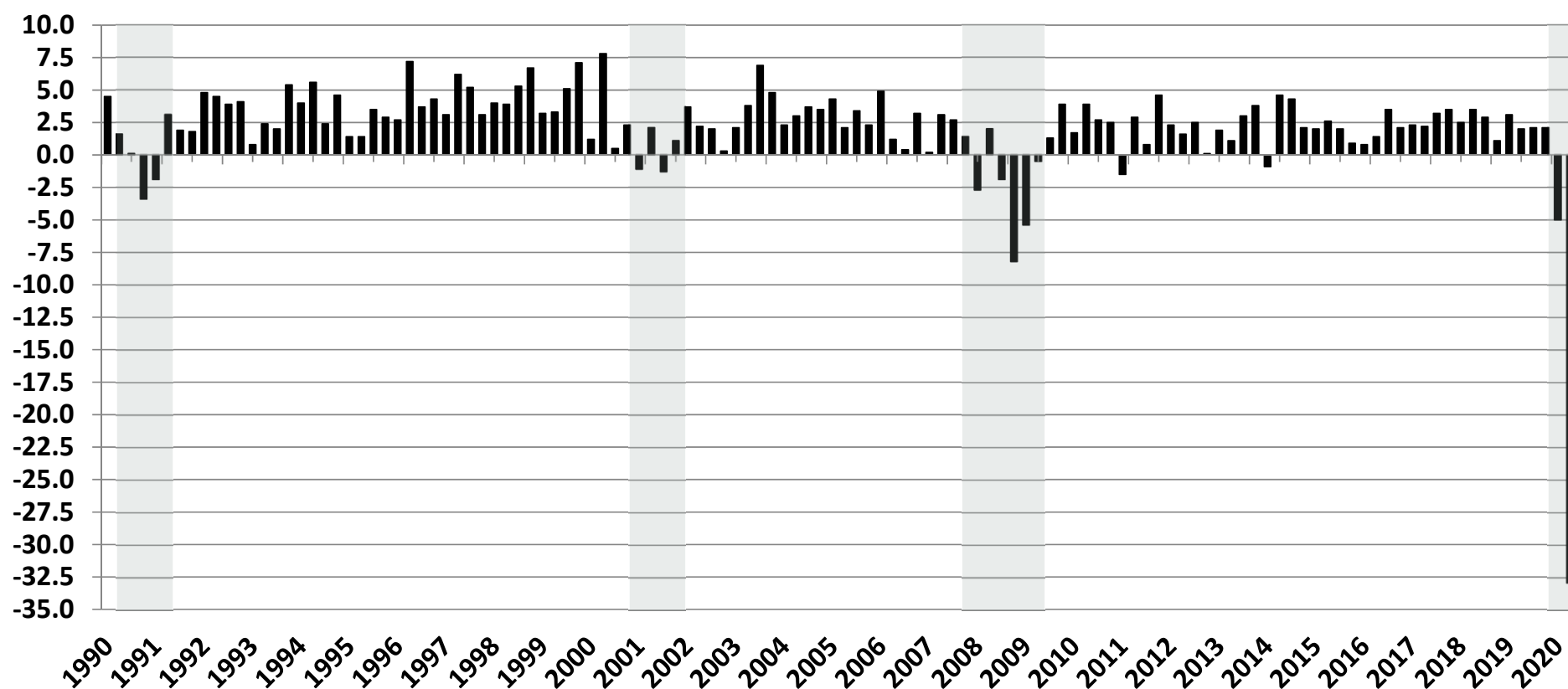
Napa County:

571 Loans

Total \$ not released by
Treasury for PPP Loans
> \$150K by place

Source: US Treasury and EFA

GDP Growth, 1990 – Q2 2020 1st Est., SAAR, % Change (Shaded Areas = Recession), -32.6%, Q2 2020



Source: Bureau of Economic Analysis (www.bea.gov) and EFA

Thanks!
Questions?
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