

# **Brisbane, California**

## *Indicators Report*

by  
The National Economic Education Delegation (NEED)

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Exploring the economics, demographics, and well-being of Brisbane and its residents through indicators.

This report was produced by the:

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# Executive Summary

## *Assessing the City with Indicators*

### About this Report

This report provides background or summary information for the city of Brisbane (the City) in the form of indicators.

### Using this Report

Indicators are measures of various aspects of a regional economy. They help to provide an indication of the quality of life in a region and progress toward improving conditions in the local economy. This report focuses on indicators

for changing demographics, incomes, housing markets, commute patterns, and employment in Brisbane. These indicators are compared to San Mateo County (the County) as a whole, a broader region where one is well defined, California, and the United States.

This report is vital for understanding trends in the underlying economy. It does not provide forecasts, but Rob Eyler and Jon Haveman at Economic Forensics and Analytics are available to provide them if that is of interest.

### Topics Covered:

- **Demographics:** A detailed snapshot of Brisbane demographics is presented. This provides evidence on the size, age and sex, income and poverty status, race and ethnicity, housing status, living arrangements, education, health, and transportation choices of the population. Beyond the current population level, data on trends in local population growth, in comparison with other broader regions is presented, in both tabular and graphical form.
- **Employment Report:** Here, we provide a brief snapshot of employment and unemployment in Brisbane and how the City's experience differs from broader regions.
- **Income and Earnings:** Vital to understanding the prosperity of a city relative to its surrounding area is information on income and earnings. We provide a ranking of the City's income relative to all cities in California as well as growth relative to local regions. Inequality and poverty status are also important indicators for the level of equity in the community. We provide evidence of trends in both, not only for all residents, but also for children separately.
- **Housing:** This section provides evidence on the cost and availability of housing. Both median home values and rental costs are included, along with detailed information on home ownership, by age and income, in particular. Further, evidence is provided on the housing burden in the City, again, in comparison with other broader regions. We also provide evidence on the rate at which new buildings and units are permitted along with a broader housing picture. Finally, we provide evidence on the age of the housing stock in Brisbane, along with information on how long the City's residents have been in place.
- **Transportation:** Increasingly important, in the wake of the pandemic, is an understanding of the transportation patterns and choices of local residents. We provide detailed evidence on the proportion of residents who work from home and on the various transportation choices of those who head to the office. This information is also provided for those who work in Brisbane, but do not necessarily live in Brisbane.
- **Migration:** Population changes comes primarily through organic causes: births and deaths. Migration between regions also plays a significant role in population growth. A final section of the report provides evidence on migration into and out of the City.

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# Demographics

## Definition:

Data on the demographics of a city indicate the nature of the population, with a focus on age, gender, race and ethnicity, as well as household composition.

## Why is it important?

The characteristics and growth of Brisbane's population are fundamental indicators of the city's growth potential.

## A Demographic Snapshot

Statistic	2023	2019
<b>POPULATION</b>		
Population Estimate (#, 5yr)	4,718.0	4,697.0
Veterans (#, 5yr)	124.0	
Foreign born persons (% , 5yr)	35.4	29.0
Population age 25+ (#, 5yr)	3,382.0	
<b>AGE AND SEX</b>		
Persons under 5 years (% , 5yr)	6.2	7.1
Persons under 18 years (% , 5yr)	20.3	18.0
Persons 65 years and over (% , 5yr)	15.5	17.4
Female persons (% , 5yr)	50.7	51.6
<b>INCOME AND POVERTY</b>		
Median household income (\$, 5yr)	151,593.0	112,016.0
Per capita income in past 12 months (\$, 5yr)	103,841.0	63,978.0
Persons in poverty (% , 5yr)	7.3	5.6
Children age less than 18 in poverty (#, 5yr)	119.0	57.0
Children age less than 18 in poverty (% , 5yr)	13.1	6.9
<b>RACE AND ETHNICITY</b>		
White alone (% , 5yr)	49.2	57.1
African American alone (% , 5yr)	0.0	2.8
American Indian or Alaska Native alone (% , 5yr)	1.7	0.0
Asian alone (% , 5yr)	32.3	32.1
Native Hawaiian and Other Pacific Islander alone (% , 5yr)	0.5	0.0
Two or More Races (% , 5yr)	10.1	4.9
Hispanic or Latino (% , 5yr)	22.7	17.2
White alone, not Hispanic or Latino (% , 5yr)	41.3	43.8
<b>HOUSING</b>		
Housing units (#, 5yr)	2,101.0	1,959.0
Owner-occupied housing units (% , 5yr)	60.5	74.9
Median value of owner-occupied housing units (\$, 5yr)	1,127,200.0	889,200.0
Median selected monthly owner costs-with a mortgage (\$, 5yr)	3,956.0	3,500.0
Median selected monthly owner costs-without a mortgage (\$, 5yr)	1,052.0	686.0
Median gross rent (\$, 5yr)	2,634.0	1,919.0
<b>FAMILIES AND LIVING ARRANGEMENTS</b>		
Households (#, 5yr)	1,867.0	1,892.0
Persons per household (#, 5yr)	2.5	2.5
Living in same house 1 year ago, % of persons age 1+ (5yr)	87.2	94.4
<b>EDUCATION</b>		
High school graduate or higher, % of persons age 25+ (5yr)	85.8	
Bachelor's degree or higher, % of persons age 25+ (5yr)	50.6	
<b>HEALTH</b>		
With a disability, under age 65 years (#, 5yr)	433.0	
Persons without health insurance, under age 65 years (% , 5yr)	2.3	1.6
<b>LABOR FORCE</b>		
In civilian labor force, persons age 16+ (% , 5yr)	67.3	
In civilian labor force, women age 16+ (% , 5yr)	63.1	
Employed, persons age 16+ (% , 5yr)	58.2	
Self employed (% , 5yr)	9.6	
<b>TRANSPORTATION</b>		
Mean travel time to work, workers age 16+ (Mins., 5yr)	22.6	
Drive alone in private vehicle (% , 5yr)	50.1	
Using public transportation (% , 5yr)	10.8	
Worked from home (% , 5yr)	24.8	

Source: American Community Survey, Summary Files

Note: Data are from the 1-year files unless indicated by the notation 5yr.



## Current Population

The data in these two tables and the following two graphs are from the CA Department of Finance (DOF). The DOF produces population estimates for geographies around California twice a year: January and July. As estimates for cities are only available in January, these two tables are based on the January data. The remaining figures are from the American Community Survey (ACS), provided annually by the U.S. Bureau of the Census.

**Table 1. Population Change by Region**  
(Thousands, January to January)

Region	2024	% Change		
	Population	1 Year	3 Year	5 Year
City				
Brisbane	4,661	−0.72	−2.67	0.04
County and Broader Regions				
San Mateo County	741,565	−0.50	−1.33	−4.22
Bay Area	7,588,780	−0.14	−0.98	−2.38
California	39,128,162	0.17	−0.45	−1.43

Source: CA DOF; Calculations by National Economic Education Delegation

**Table 2. County Population Change by City**  
(Thousands, January to January)

City	2023	2024	% Change		
			Local	Bay Area	California
San Mateo County	745.3	741.6	-0.50	-0.14	0.17
San Mateo	104.2	103.4	-0.79		
Daly City	102.5	101.5	-1.03		
Redwood City	82.1	81.9	-0.34		
South San Francisco	64.8	64.6	-0.25		
San Bruno	42.5	42.2	-0.94		
Pacifica	37.4	37.1	-0.89		
Menlo Park	32.9	33.1	0.60		
Foster City	32.9	32.6	-1.03		
Burlingame	30.4	30.5	0.34		
San Carlos	29.7	29.4	-0.94		
East Palo Alto	29.0	29.1	0.42		
Belmont	27.2	26.9	-0.92		
Millbrae	22.7	23.1	1.79		
Half Moon Bay	11.3	11.2	-0.79		
Hillsborough	11.1	11.1	-0.19		
Atherton	7.0	7.0	0.06		
Woodside	5.2	5.1	-0.83		
Brisbane	4.7	4.7	-0.72		
Portola Valley	4.3	4.2	-0.79		
Colma	1.4	1.4	-1.12		

Source: CA DOF; Calculations by National Economic Education Delegation

Figure 1: Population Growth (1)

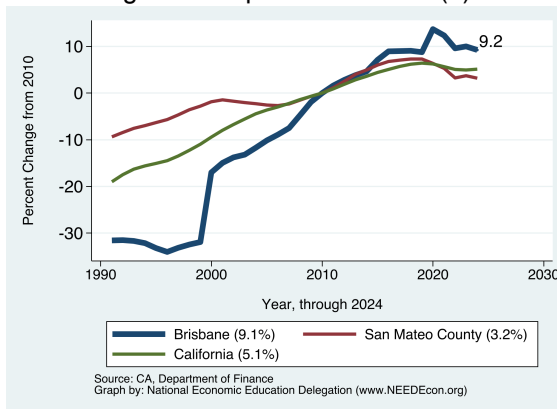


Figure 2: Population Growth (2)

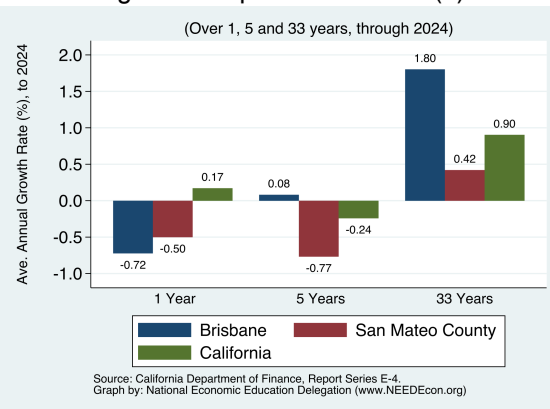


Figure 3: Population by Age - Detailed Age Categories

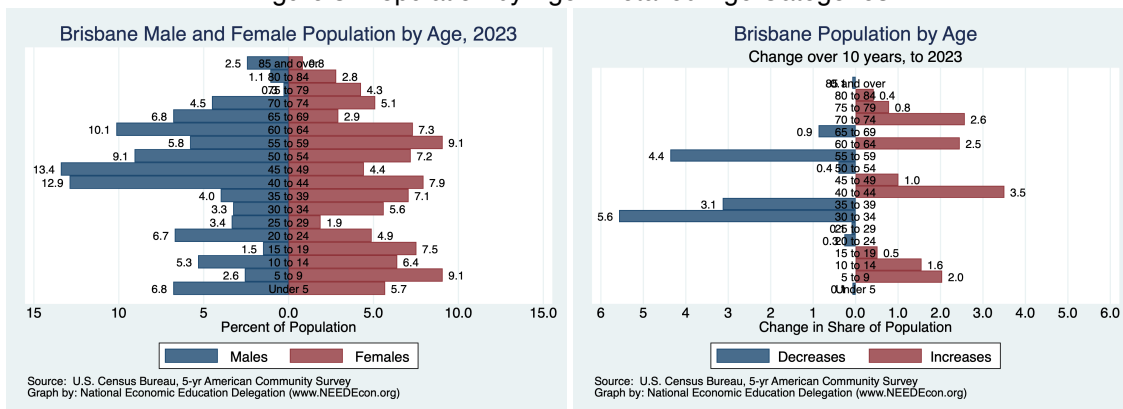


Figure 4: Population by Age - Broad Age Categories

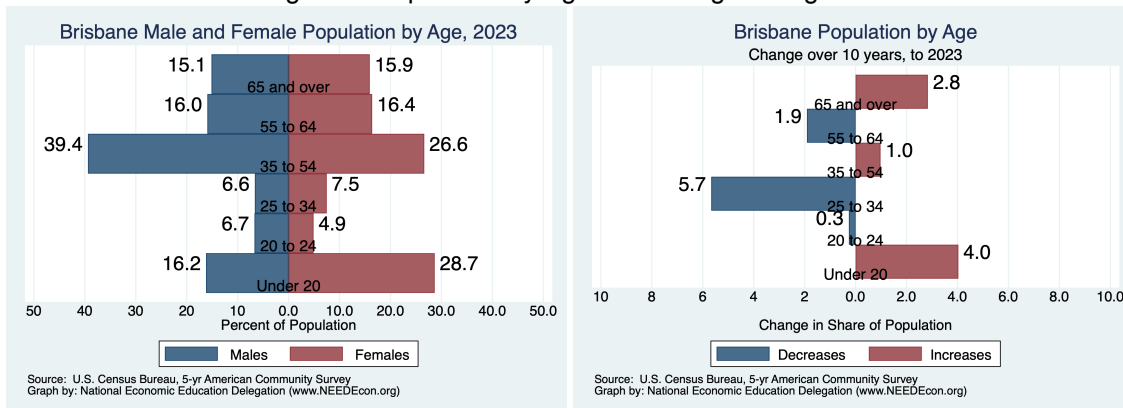


Figure 5: Population by Educational Attainment

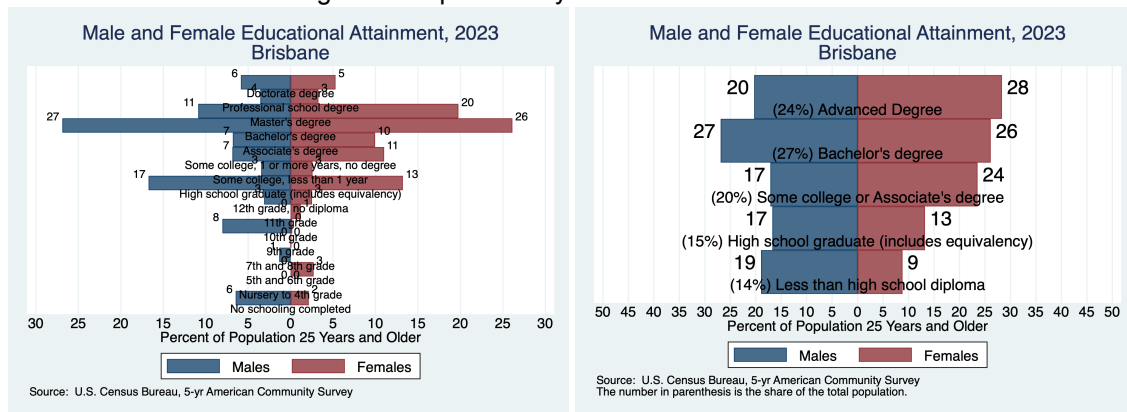


Figure 6: Population by Race/Ethnicity

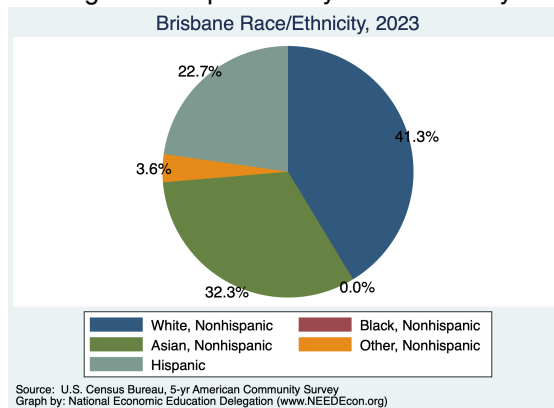


Figure 7: Population by Race/Ethnicity Over Time

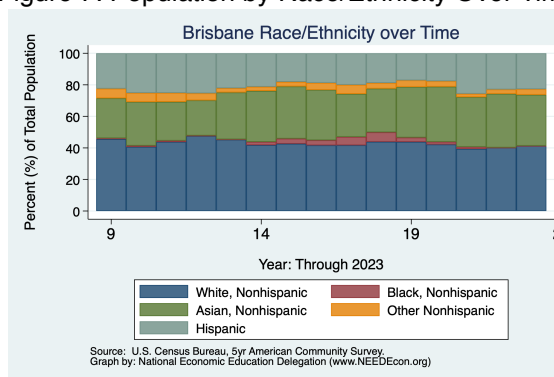
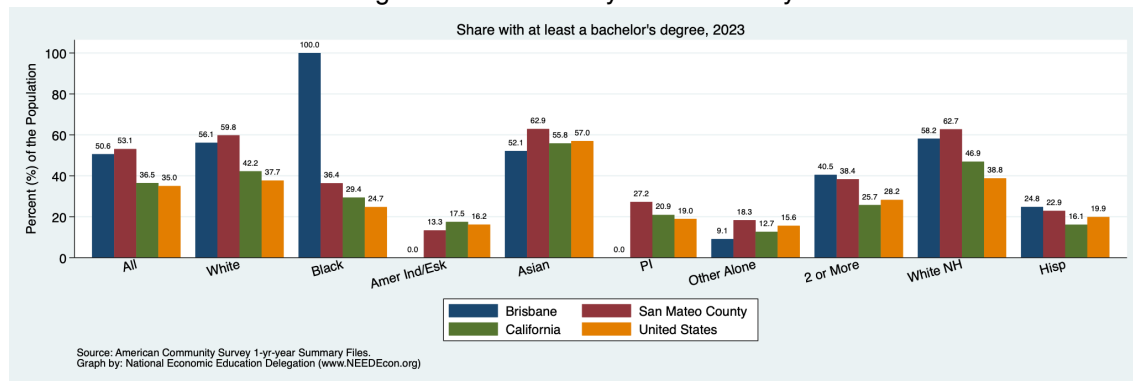


Figure 8: Education by Race/Ethnicity



# Employment Report

## Citywide Employment and Unemployment

### Definition:

Each month, California's Employment Development Division (EDD) publishes an update on employment in California and in MSAs, counties, and cities all across the state. The report focuses primarily on non-farm employment, providing estimates of changes in em-

ployment by industry as well as unemployment in each region. Data for cities is limited to aggregate employment, labor force, and unemployment data. Those are reported below.

### Why is it important?

Employment growth is a fundamental indicator of the health of an economy.

Table 3. Brisbane Summary for November, 2024

Category	Current Value	Change From:		
		Last Month	2 Months Ago	Last Year
Employment	2,700	0	0	0
Labor Force	2,889	0	6	-101
Number Unemployed	200	0	0	0
Unemployment Rate	6.9	-0.0	-0.0	0.2

Source: EDD, National Economic Education Delegation

Figure 9: Historical Employment and Unemployment - Figure 10: Employment and Unemployment - Last 12 Months

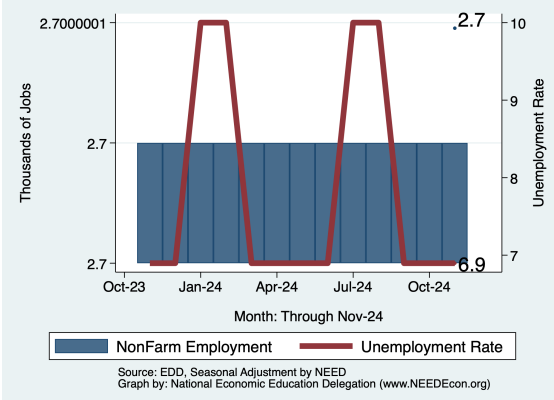
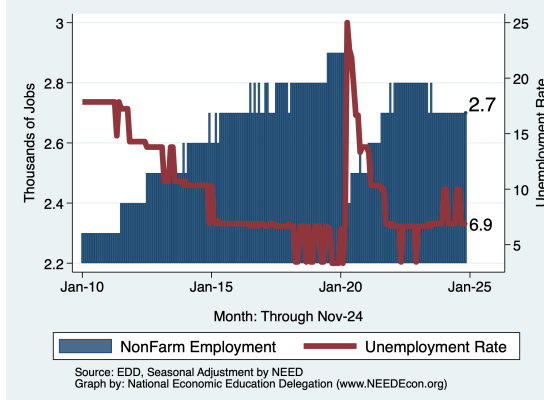


Figure 11: Relative Employment Growth Across Regions - since 2010 Figure 12: Relative Employment Growth Across Regions - since 2019

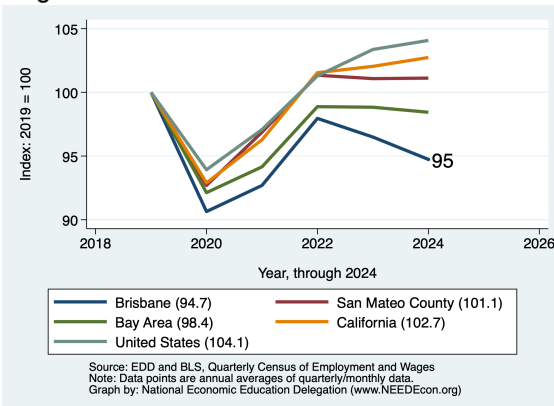
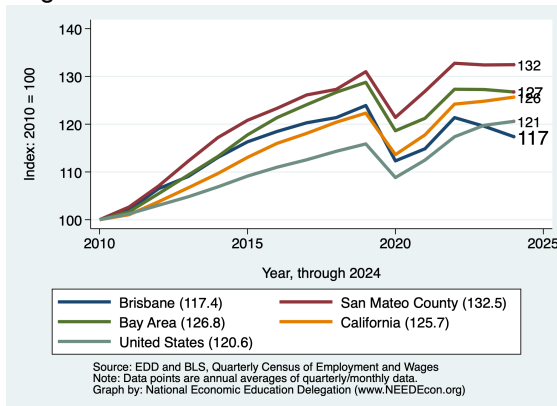


Figure 13: Unemployment Rate by Race

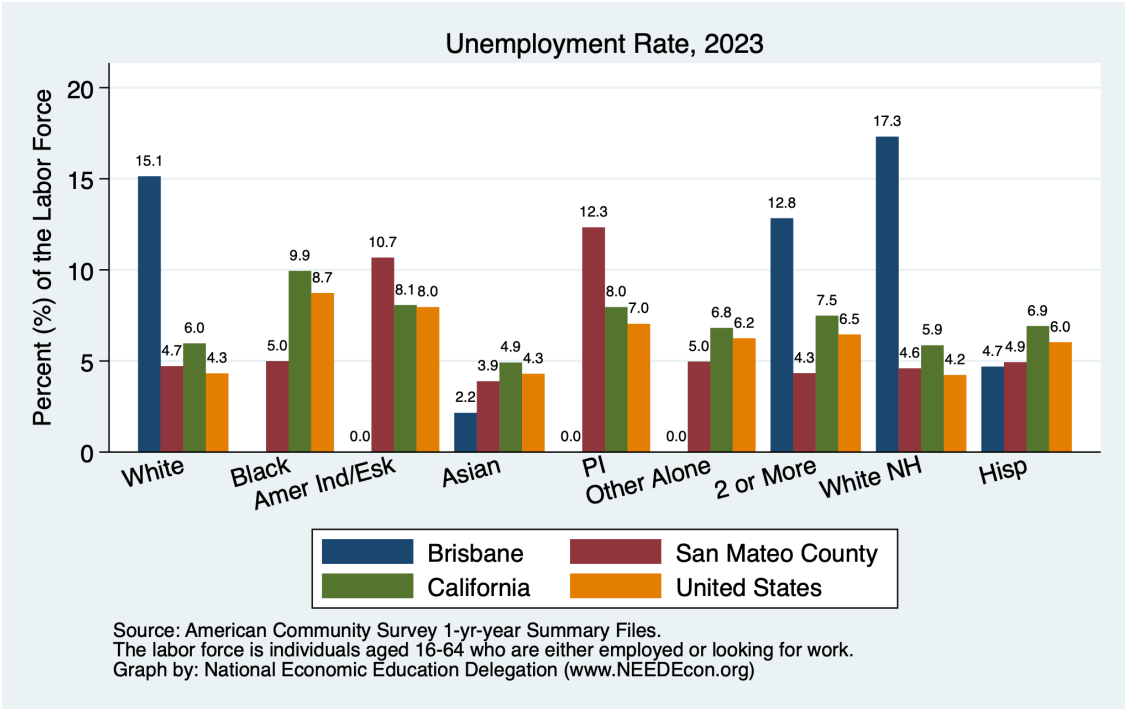
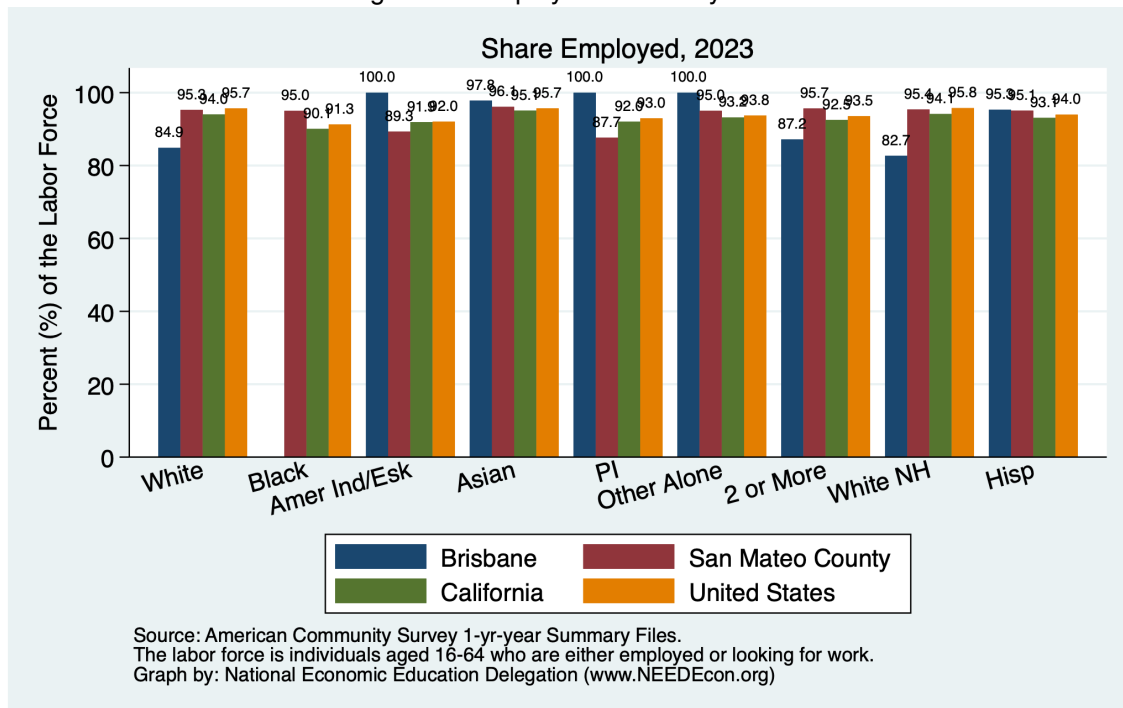


Figure 14: Employment Rate by Race



## County Employment by Industry

California's Employment Development Division (EDD) does not regularly produce data on employment by industry for cities. However, we are able to report industry-level employment data for San Mateo County. The following table provides the latest data for the County.

Table 4. Employment Growth by Industry in San Mateo County for November, 2024

Industry	Employment	Share	Empl Growth	% Growth - Annualized Rate					
				Month	Qtr	6mo	1yr	3yr	5yr
<b>Total Nonfarm</b>	419,041	100.0	-494.0	-1.4	-0.6	-0.9	0.0	0.5	-0.0
<b>Goods Producing</b>	38,303	9.1	-167.2	-5.1	-7.0	-5.5	-4.2	-4.4	-3.6
Mining, Logging and Construction	16,863	4.0	-92.6	-6.4	-10.2	-4.8	-5.0	-3.8	-4.2
Manufacturing	21,672	5.2	-98.7	-5.3	-6.5	-7.4	-4.6	-4.9	-3.1
Durable Goods	9,318	2.2	39.9	5.3	-1.2	-3.0	-1.7	-3.2	-3.4
Non-Durable Goods	12,198	2.9	-175.0	-15.7	-11.4	-10.0	-7.5	-6.3	-3.0
<b>Service Providing</b>	379,858	90.6	-133.5	-0.4	0.8	-0.5	0.2	1.0	0.4
Trade, Trans & Utilities	65,972	15.7	-57.0	-1.0	4.8	1.5	2.9	1.0	-1.2
Wholesale Trade	12,965	3.1	-103.7	-9.1	0.9	0.6	-1.1	6.0	2.9
Retail Trade	29,950	7.1	103.8	4.3	4.7	2.1	3.5	0.0	-1.4
Information	48,514	11.6	-241.7	-5.8	-0.9	-4.9	-5.8	-4.8	0.6
Financial Activities	22,415	5.3	-103.7	-5.4	1.6	1.0	1.3	-0.7	-1.5
Finance & Insurance	16,137	3.9	-25.1	-1.9	2.4	3.0	2.5	-0.4	-0.8
Real Estate & Rental & Leasing	6,170	1.5	-88.9	-15.8	-0.4	-3.9	-3.9	-2.2	-3.5
Professional & Business Svcs	93,522	22.3	-302.5	-3.8	-0.7	-0.6	-0.9	0.1	1.6
Prof, Sci, & Tech	66,102	15.8	37.1	0.7	3.4	0.4	-1.1	1.6	2.5
Educational & Health Svcs	59,187	14.1	117.1	2.4	1.9	1.1	1.5	3.8	2.3
Education Svcs	12,381	3.0	38.3	3.8	-0.8	1.7	3.1	4.4	1.8
Health Care & Social Assistance	46,895	11.2	51.7	1.3	2.2	0.7	1.5	3.7	2.4
Leisure & Hospitality	43,527	10.4	24.3	0.7	-3.5	-1.4	0.9	6.2	-1.1
Arts, Entertainment & Recreation	6,195	1.5	46.7	9.5	7.8	1.8	1.8	8.7	0.5
Accommodation & Food Svcs	37,168	8.9	43.1	1.4	-4.9	-1.8	0.3	5.6	-1.5
Other Svcs	14,919	3.6	-48.6	-3.8	-2.2	2.9	4.4	10.0	2.3
<b>Government</b>	31,421	7.5	-12.6	-0.5	0.1	0.0	0.9	1.4	-0.2
Federal	2,550	0.6	0.0	0.0	-1.8	-2.7	-1.9	-7.6	-5.0
State	597	0.1	-2.7	-5.2	-1.5	-1.3	-0.5	-0.2	-0.1
Local	28,687	6.8	15.3	0.6	4.0	2.9	2.4	3.0	0.6

Source: EDD, National Economic Education Delegation (NEED)



## Some Employee Detail

### Employed in Brisbane

Figure 15: Employment by Occupation

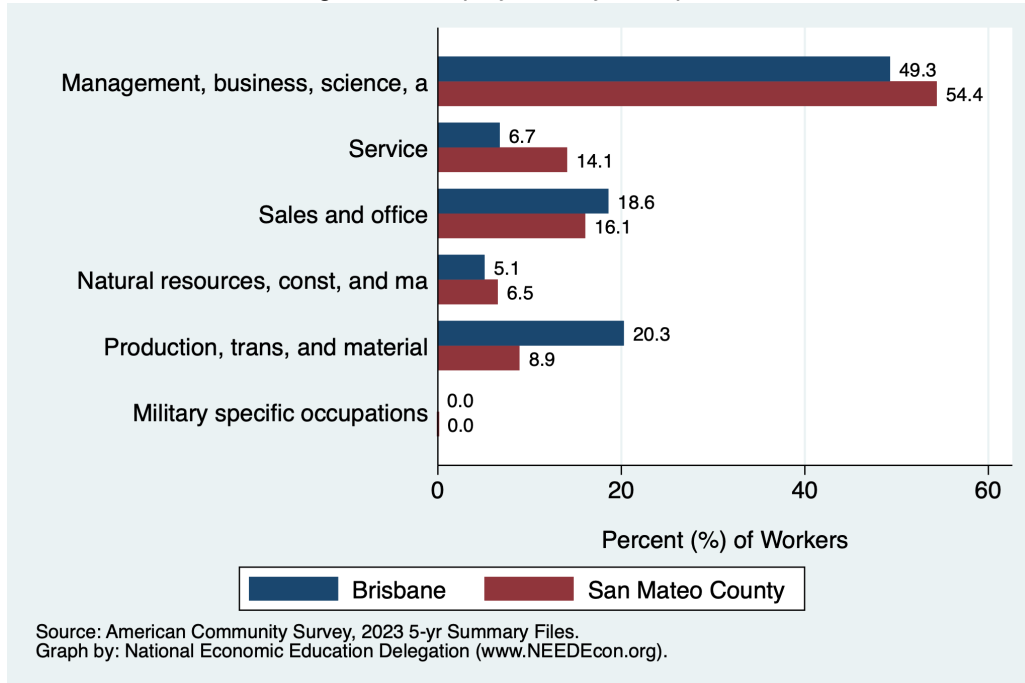


Figure 16: Employment by Industry

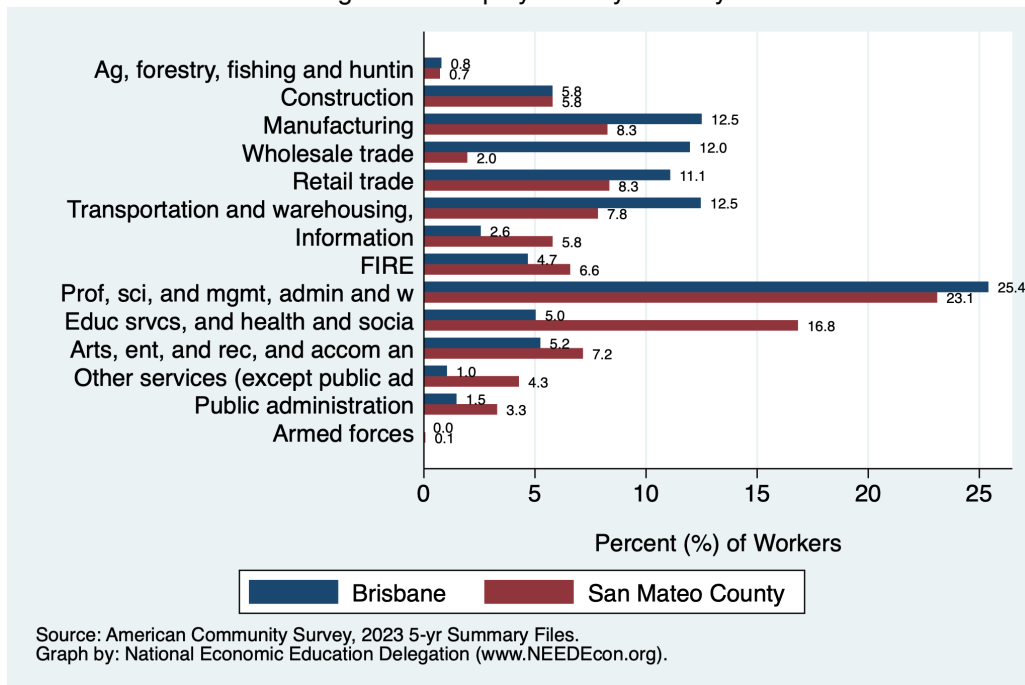
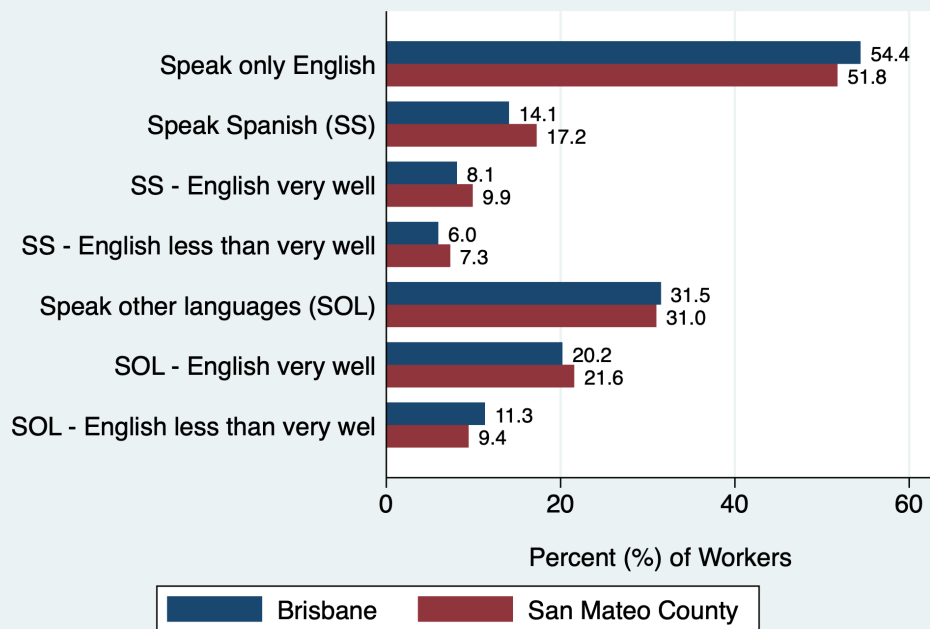
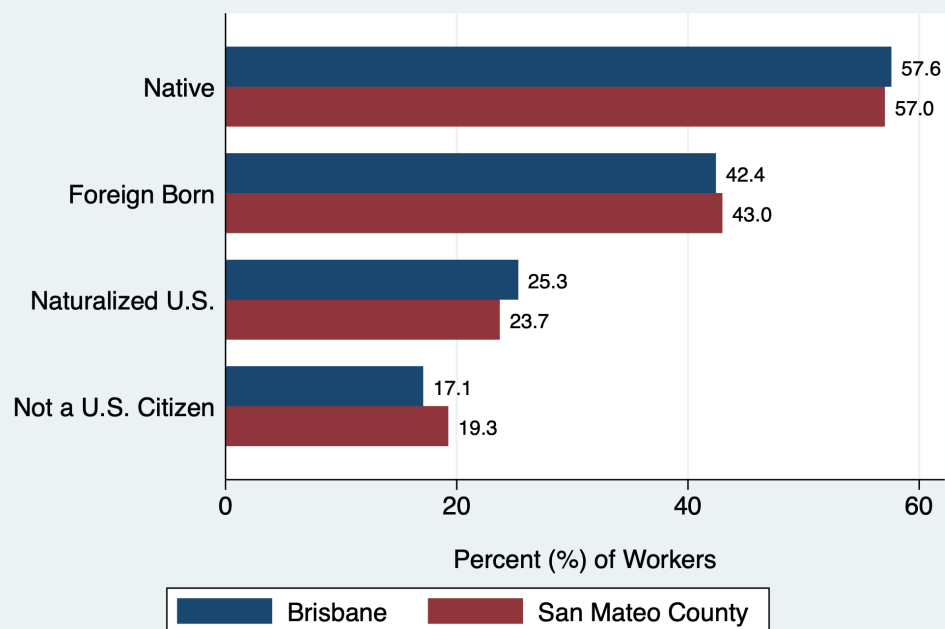


Figure 17: Language Spoken at Home



Source: American Community Survey, 2023 5-yr Summary Files.  
Graph by: National Economic Education Delegation ([www.NEEDecon.org](http://www.NEEDecon.org)).

Figure 18: Citizenship



Source: American Community Survey, 2023 5-yr Summary Files.  
Graph by: National Economic Education Delegation ([www.NEEDecon.org](http://www.NEEDecon.org)).

## Employed Residents of Brisbane

Figure 19: Employment by Occupation

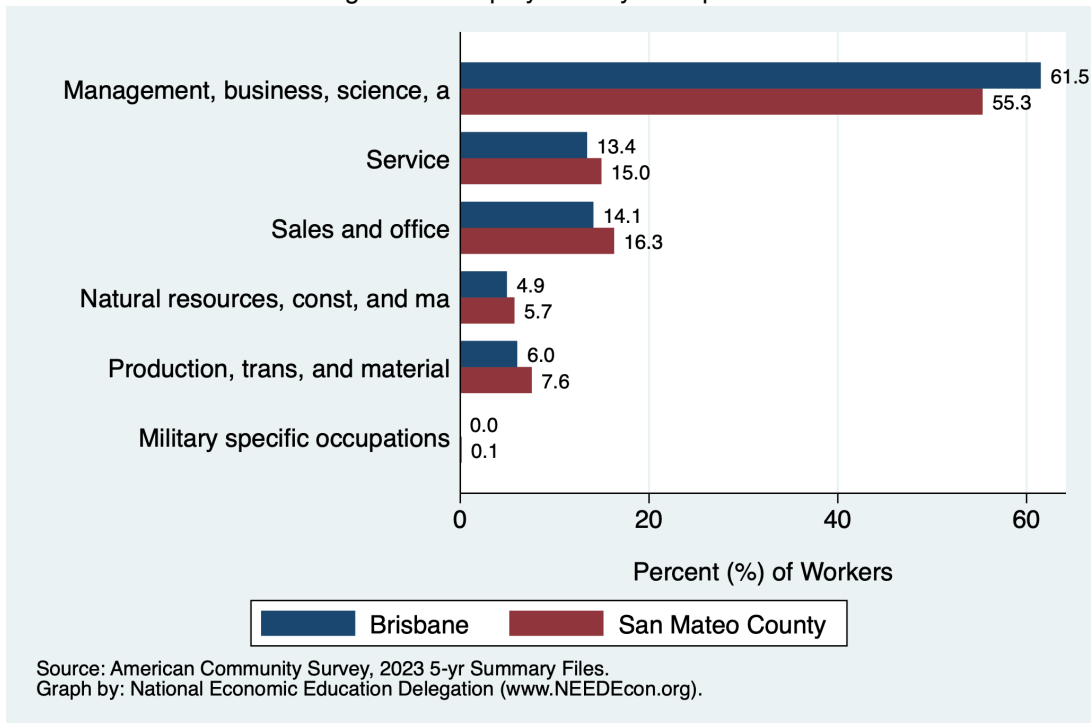


Figure 20: Employment by Industry

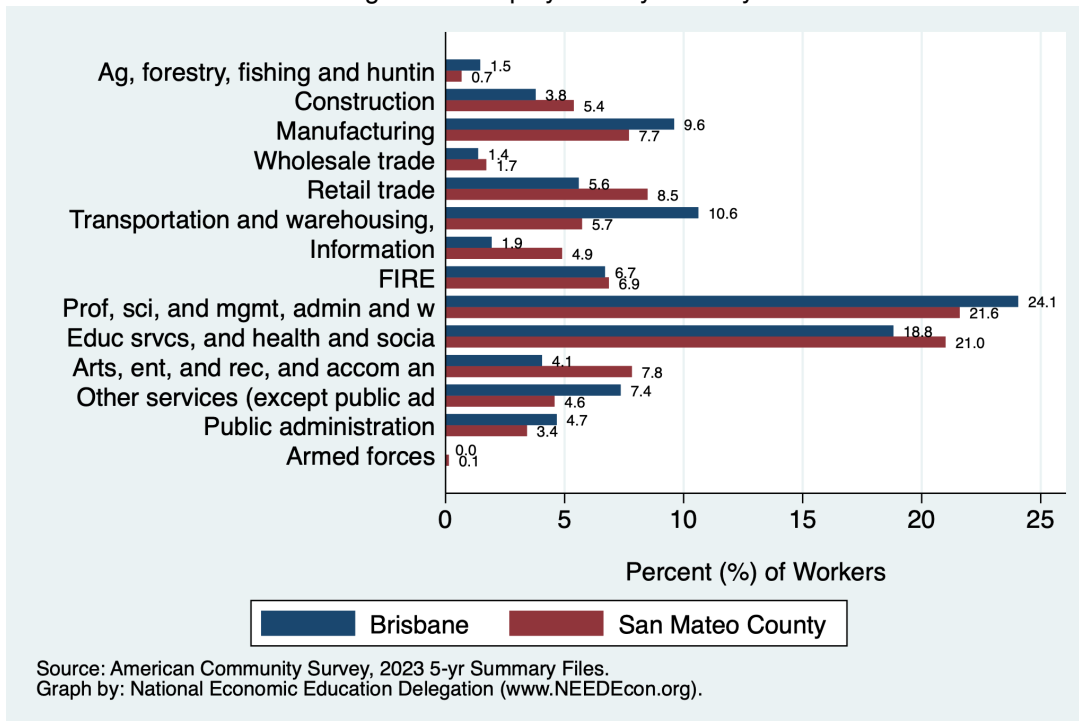
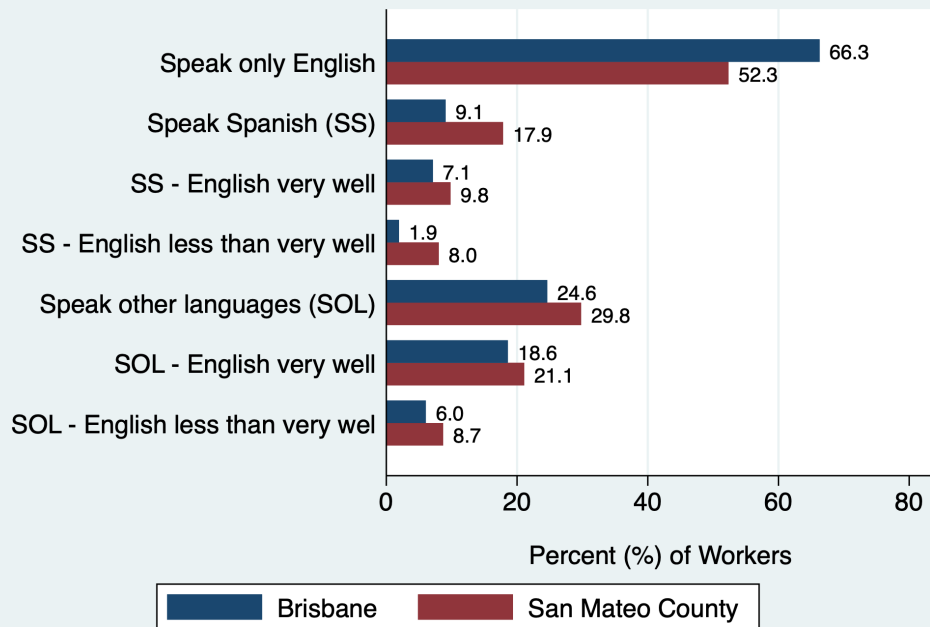
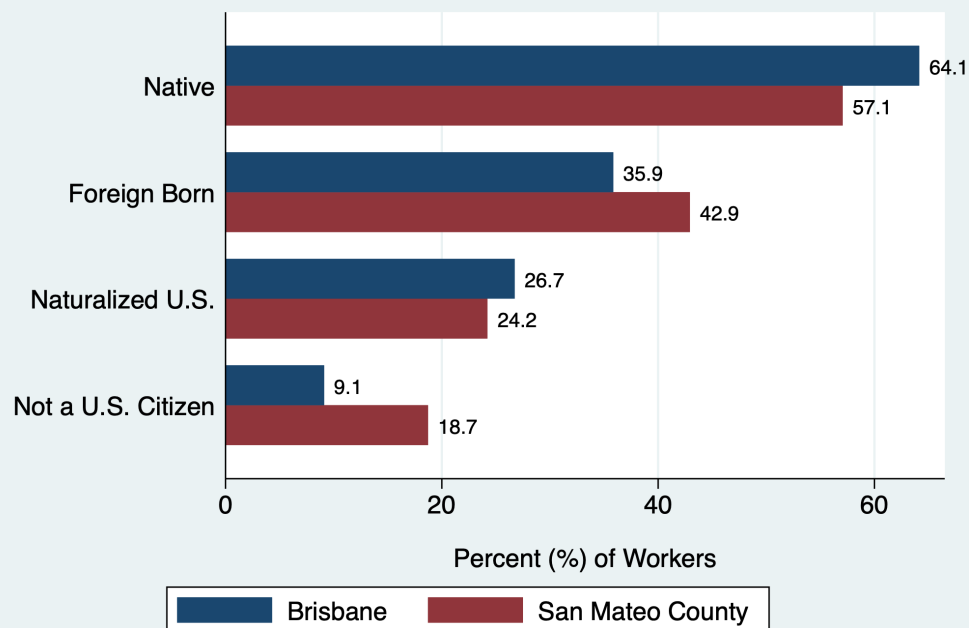


Figure 21: Language Spoken at Home



Source: American Community Survey, 2023 5-yr Summary Files.  
Graph by: National Economic Education Delegation ([www.NEEDecon.org](http://www.NEEDecon.org)).

Figure 22: Citizenship



Source: American Community Survey, 2023 5-yr Summary Files.  
Graph by: National Economic Education Delegation ([www.NEEDecon.org](http://www.NEEDecon.org)).

## Employed Residents vs Workers in Brisbane

Figure 23: Employment by Occupation

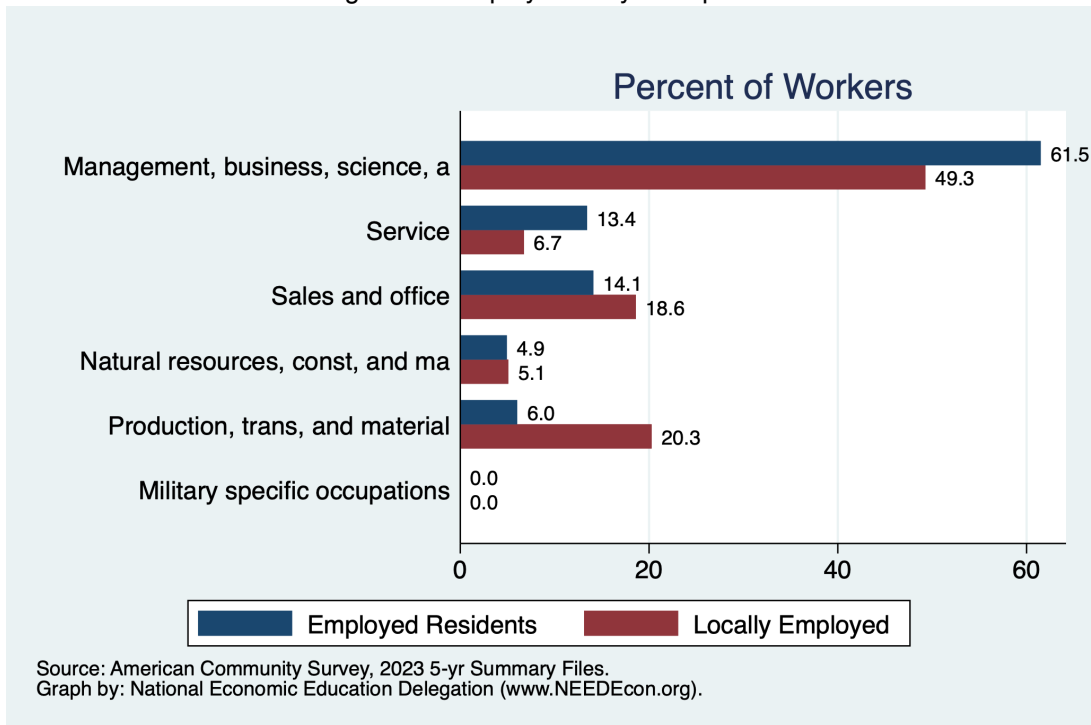


Figure 24: Employment by Industry

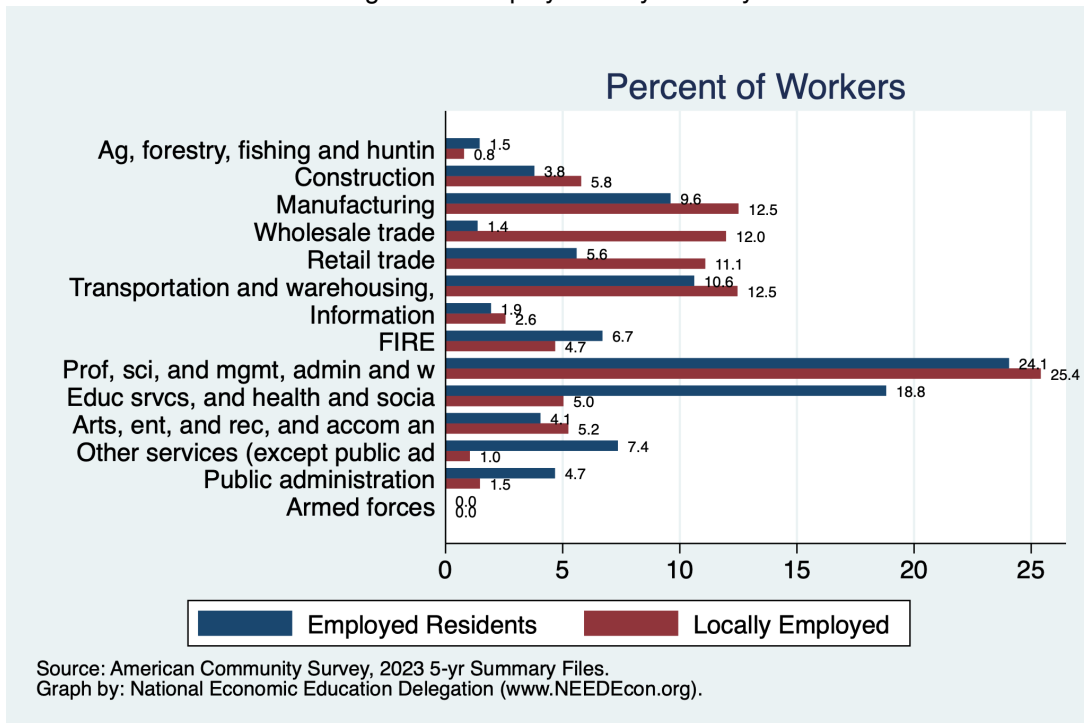
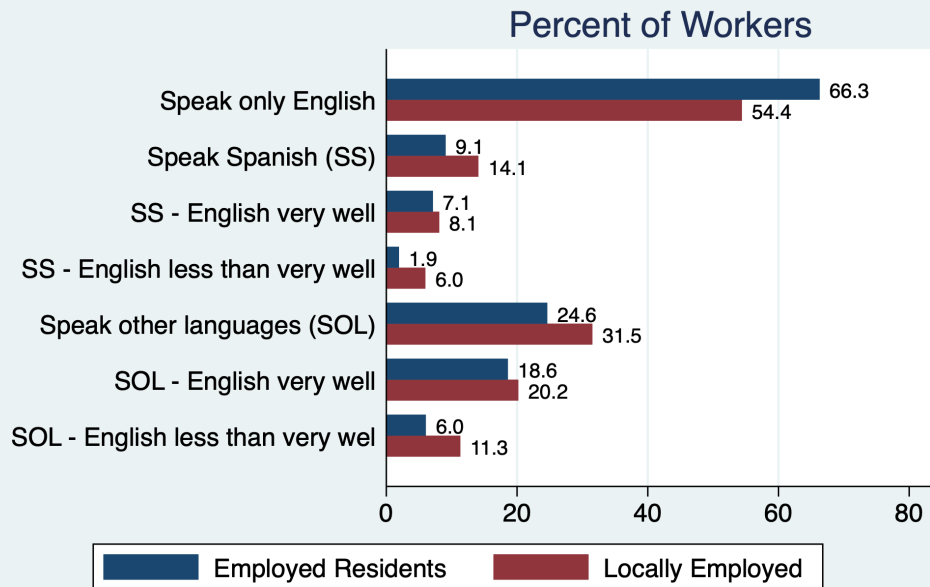
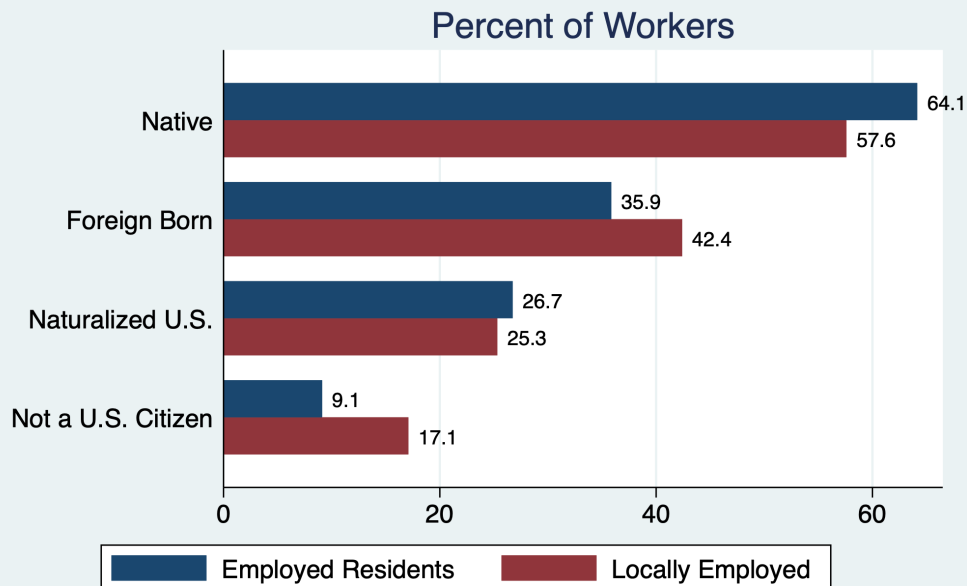


Figure 25: Language Spoken at Home



Source: American Community Survey, 2023 5-yr Summary Files.  
 Graph by: National Economic Education Delegation ([www.NEEDEcon.org](http://www.NEEDEcon.org)).

Figure 26: Citizenship



Source: American Community Survey, 2023 5-yr Summary Files.  
 Graph by: National Economic Education Delegation ([www.NEEDEcon.org](http://www.NEEDEcon.org)).

# Income and Earnings

## Per Capita Income Growth

### Definition:

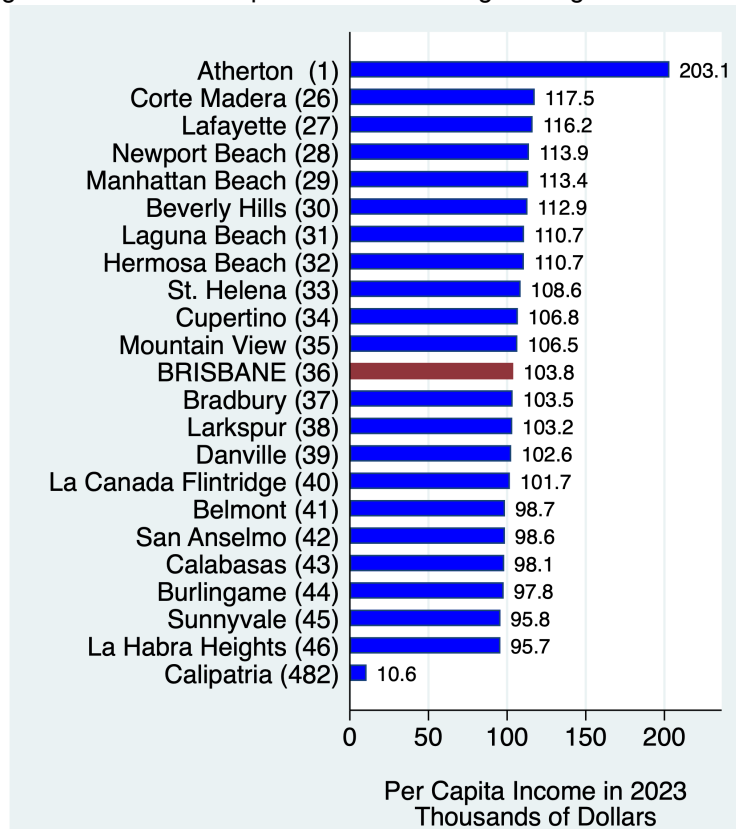
Per capita income is the average income per person in Brisbane. Personal income is the income received by, or on behalf of, all persons from all sources: from participation as laborers in production, from owning a home or unincorporated business, from the ownership of financial assets, and from government and business

in the form of transfer receipts. Noncash government benefits are not included.

### Why is it important?

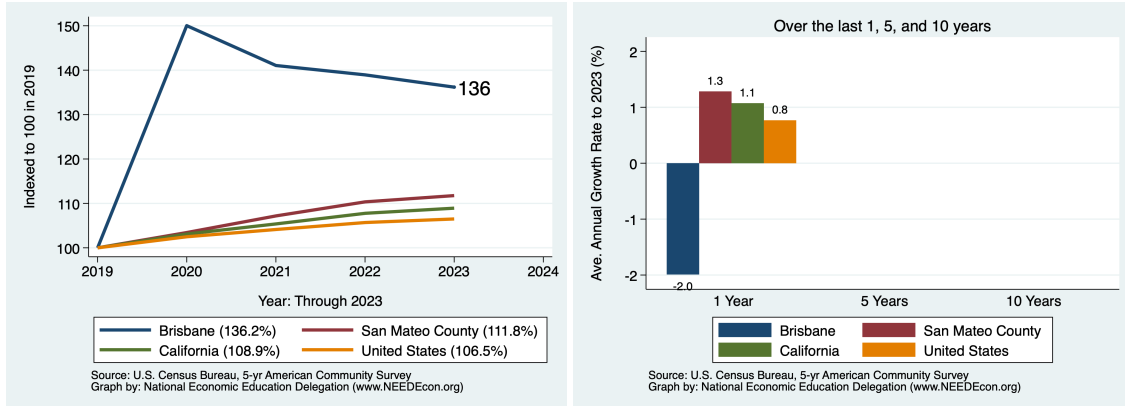
Income is the money that is available to persons for consumption expenditures, taxes, interest payments, transfer payments to governments and the rest of the world, or for saving. As such, it is an important indicator of economic well-being in a community.

Figure 27: Real Per Capita Income Ranking Among California Cities



Source: U.S. Census Bureau, 5-yr American Community Survey  
The # in parentheses is the ranking out of 482 geographies.  
Graph by: National Economic Education Delegation ([www.NEEDEcon.org](http://www.NEEDEcon.org))

Figure 28: Regional Comparison of Growth over Time



## Real Per Capita Income Ranking Among California Cities - w/Comparable Populations

Figure 29: Income Levels

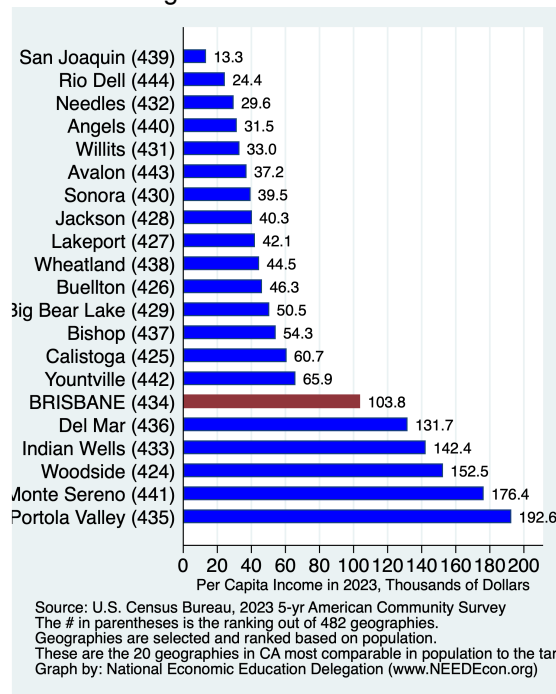
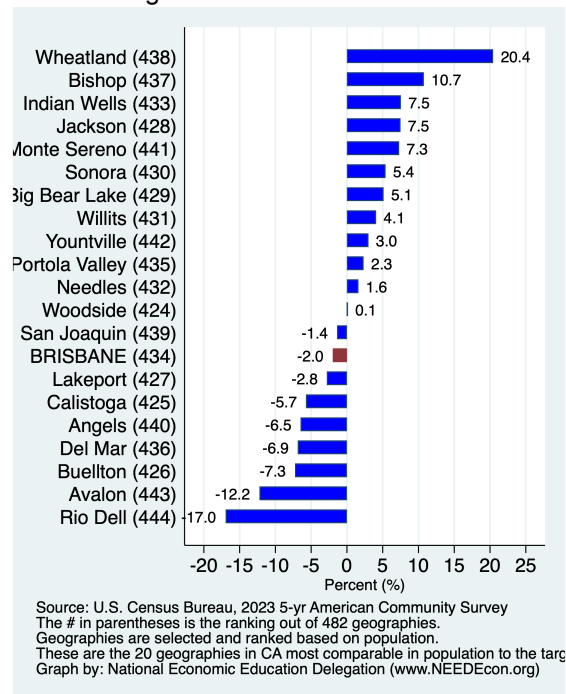


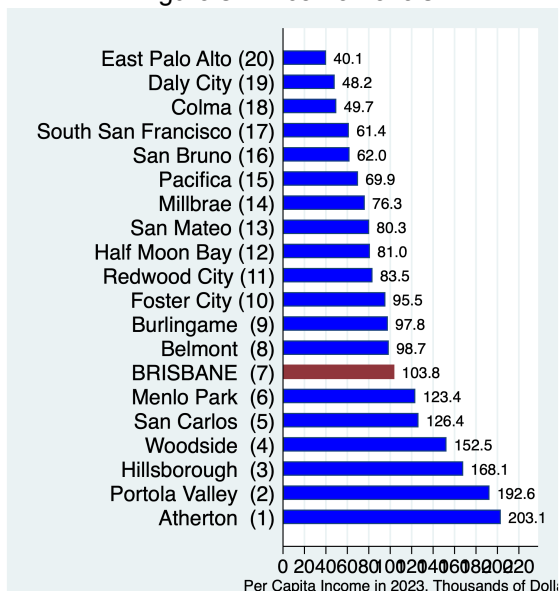
Figure 30: Growth over Time





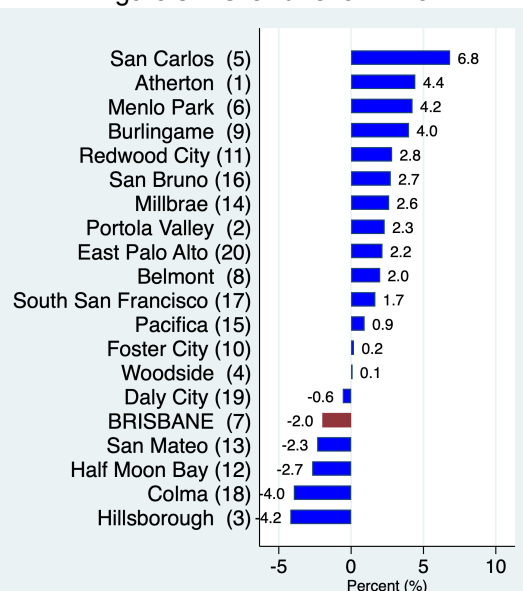
## Real Per Capita Income Ranking Among Cities in San Mateo County

Figure 31: Income Levels



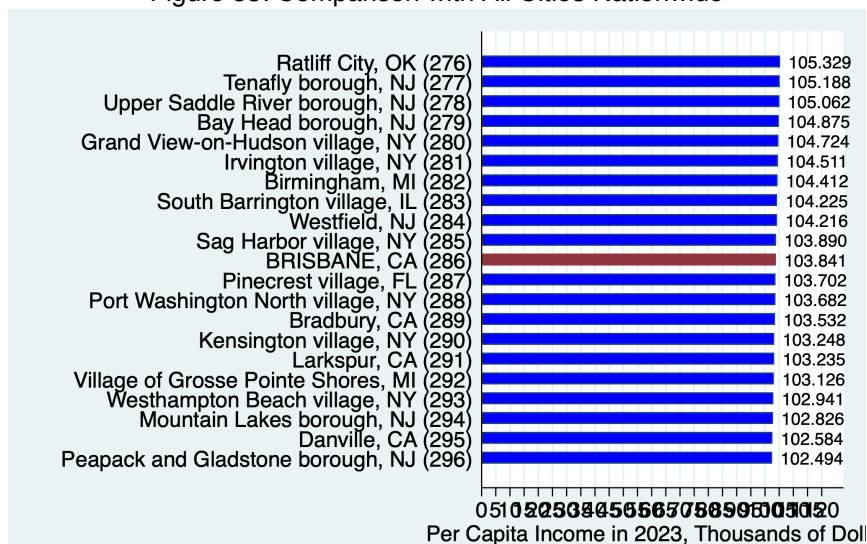
Source: U.S. Census Bureau, 2023 5-yr American Community Survey  
The # in parentheses is the ranking out of 20 geographies.  
Geographies are selected and ranked based on population.  
These are the cities in the same county as the target city.  
Graph by: National Economic Education Delegation ([www.NEEDEcon.org](http://www.NEEDEcon.org))

Figure 32: Growth over Time



Source: U.S. Census Bureau, 2023 5-yr American Community Survey  
The # in parentheses is the ranking out of 20 geographies.  
Geographies are selected and ranked based on population.  
These are the cities in the same county as the target city.  
Graph by: National Economic Education Delegation ([www.NEEDEcon.org](http://www.NEEDEcon.org))

Figure 33: Comparison with All Cities Nationwide



Source: U.S. Census Bureau, 5-yr American Community Survey  
The # in parentheses is the ranking out of 19,680 geographies.  
Graph by: National Economic Education Delegation ([www.NEEDEcon.org](http://www.NEEDEcon.org))

Figure 34: Per Capita Income by Race

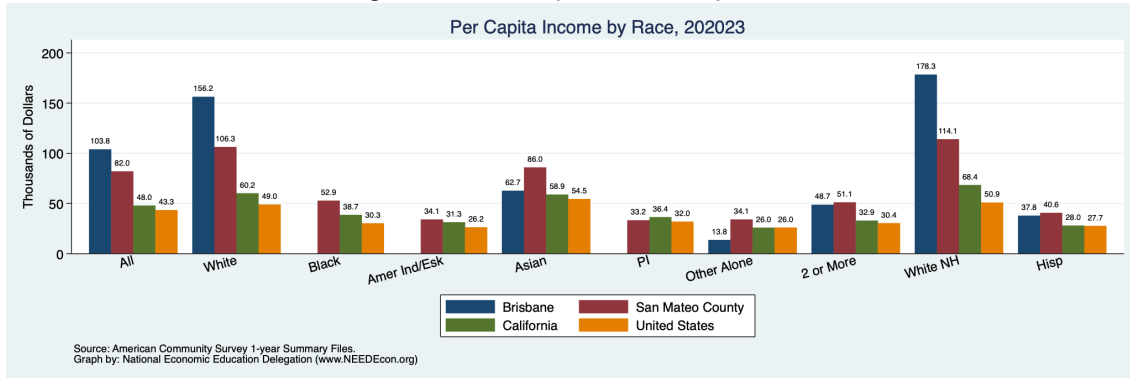
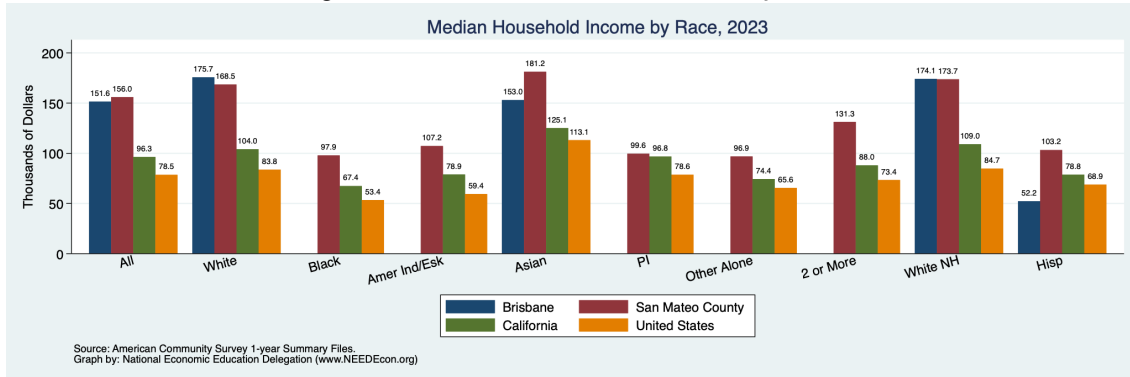


Figure 35: Median Household Income by Race



## Poverty and Inequality

### Definition:

The local poverty rate provides an indication of the well-being of those at the bottom of the income distribution. The federal poverty rate measures the proportion of households in the region that are classified as living in poverty. Also included are measures of the extent to which the City's children are impoverished. Measures of the income distribution provide

further evidence on disparities in income in the region and how those disparities have changed over time.

### Why is it important?

It is important to track measures of poverty and inequality to assess the extent of income disparities in the region, with an eye toward understanding how well the local economy is performing for all of its citizens.

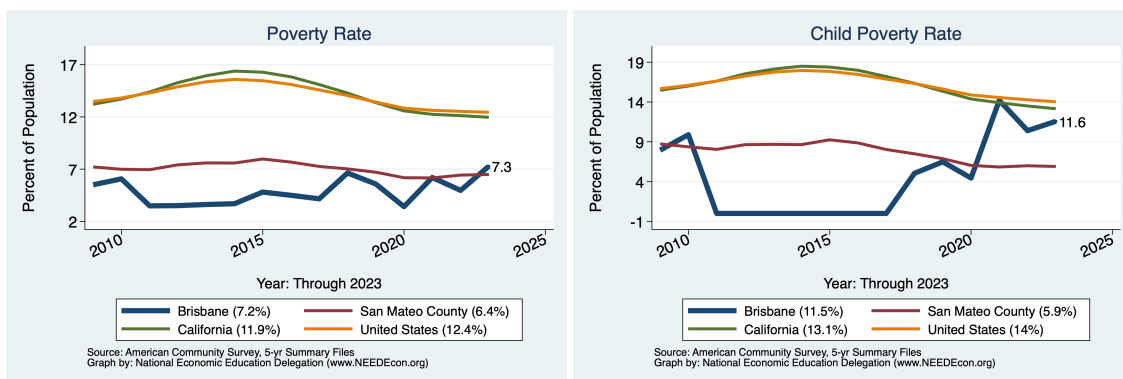


Figure 36: Inequality

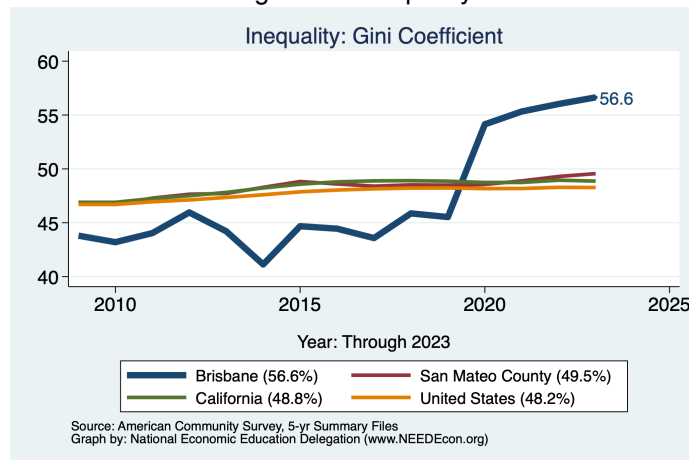


Figure 37: Shares Across the Income Distribution

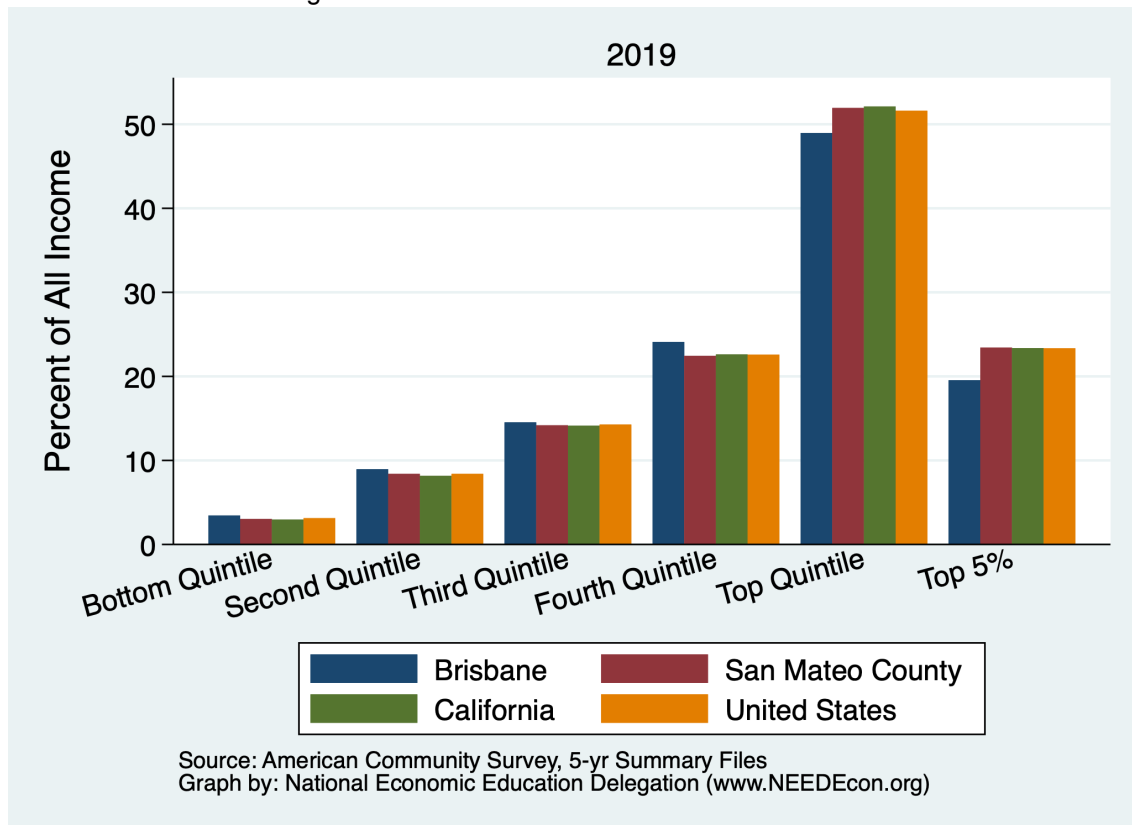


Figure 38: Means Across the Income Distribution

N/A

# Housing

## *Housing Costs and Affordability*

### Definition:

Housing costs are measured in several different ways. First, we provide evidence on the evolution of median home prices, median rental price, and finally through evidence on the housing burden in the city and comparison regions. Housing burden is defined as a household needing to commit more than 30% of their household income toward housing costs. The median value is the amount in the middle. Fifty

percent of units are above the median and 50 percent are below.

### Why is it important?

Housing is one of three fundamental necessities, along with food and clothing. A measure of the cost of housing is an integral part of the measurement of the cost of living in a specific community. This is particularly true in cities and regions throughout the Bay Area, where housing costs are high relative to income.

## Cost of Housing in Brisbane and Broader Regions

Figure 39: Median Home Prices

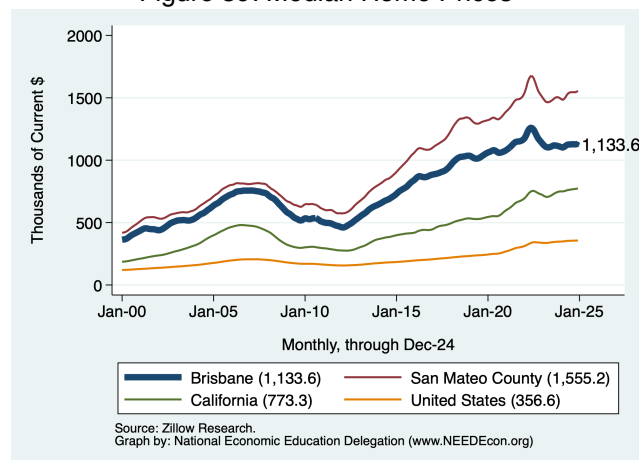
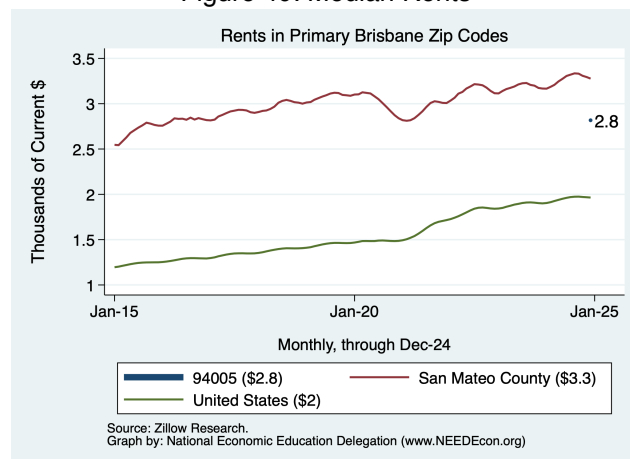


Figure 40: Median Rents



## Housing Ownership in Brisbane and Broader Regions

Figure 41: Home Ownership Rates

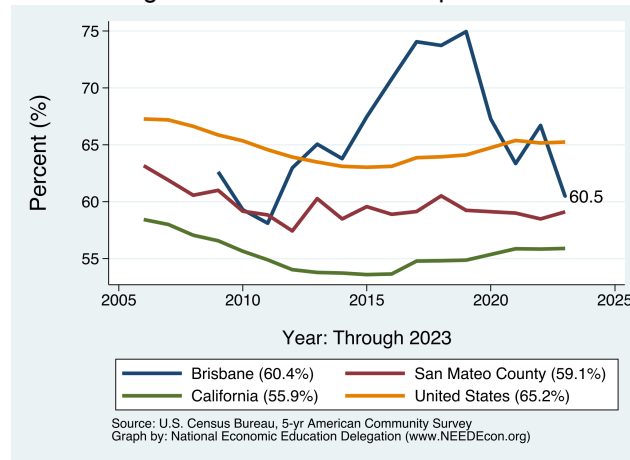


Figure 42: Home Ownership by Age

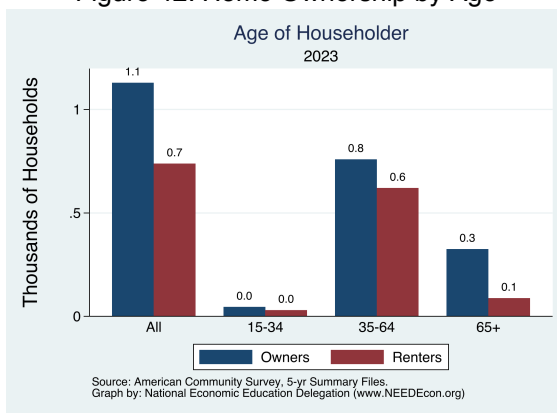


Figure 43: Income by Tenure

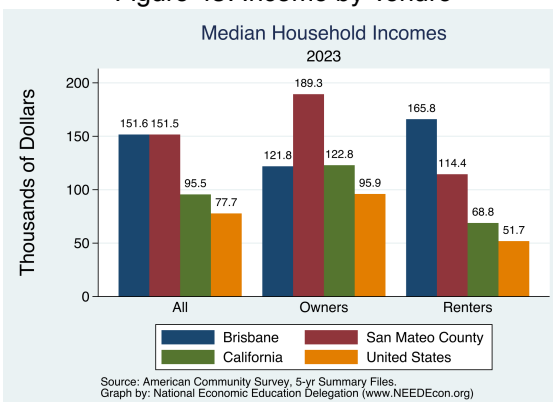


Figure 44: Home Ownership by Race

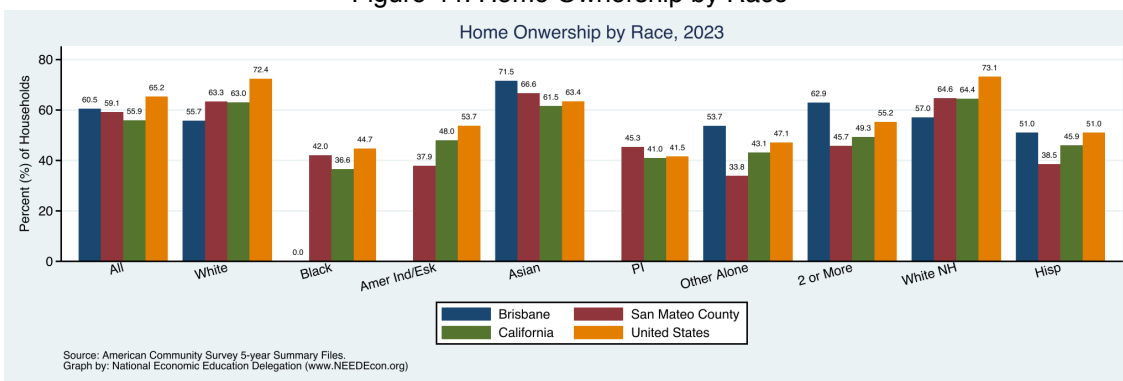


Figure 45: Income Distribution by Tenure

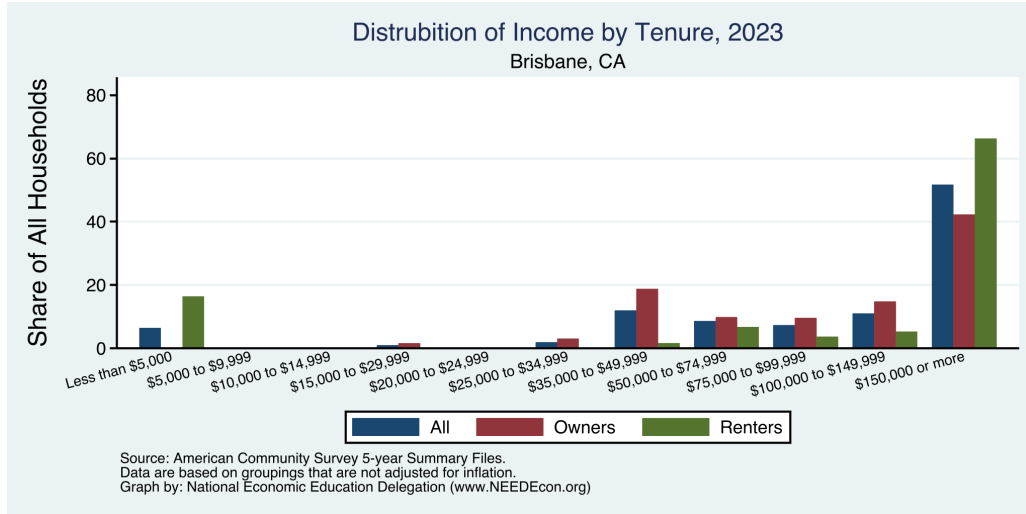


Figure 46: Income Distribution of Home Owners

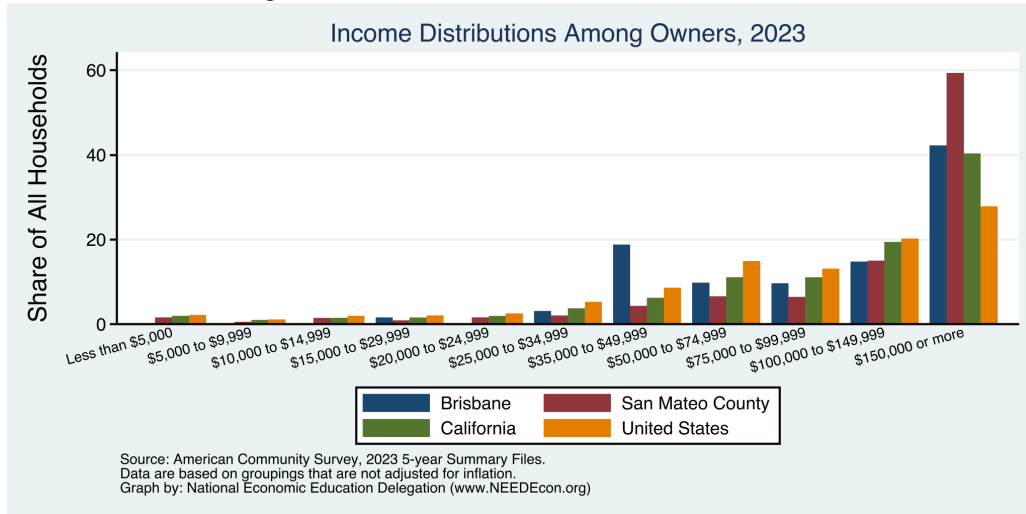
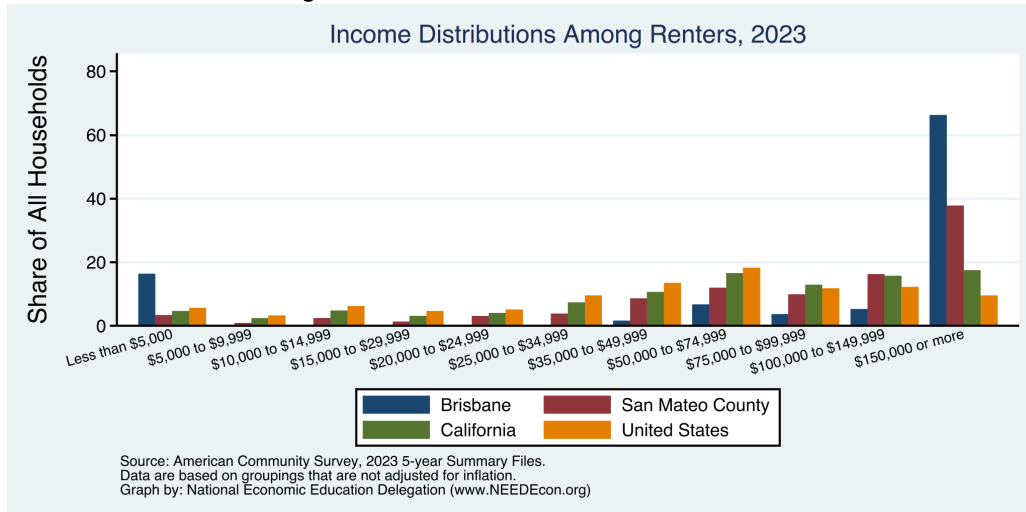


Figure 47: Income Distribution of Renters



## Housing Burden in Brisbane and Broader Regions

Figure 48: Home Owners w/ A Mortgage

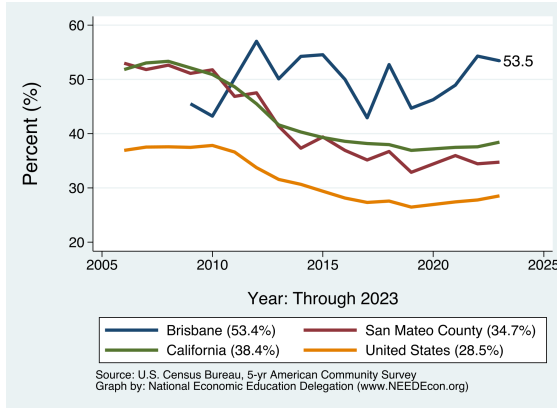


Figure 49: Home Owners w/o A Mortgage

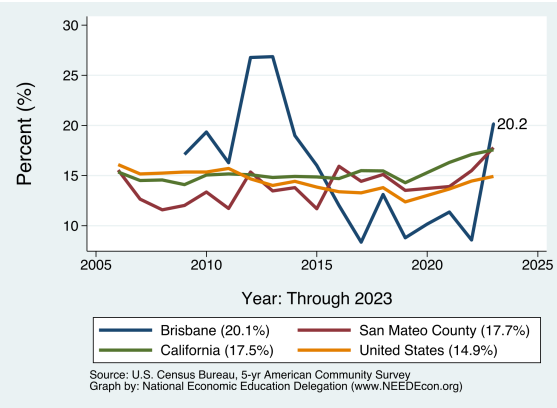


Figure 50: Renters

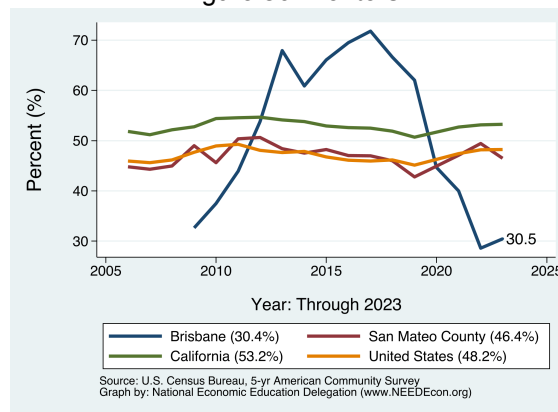
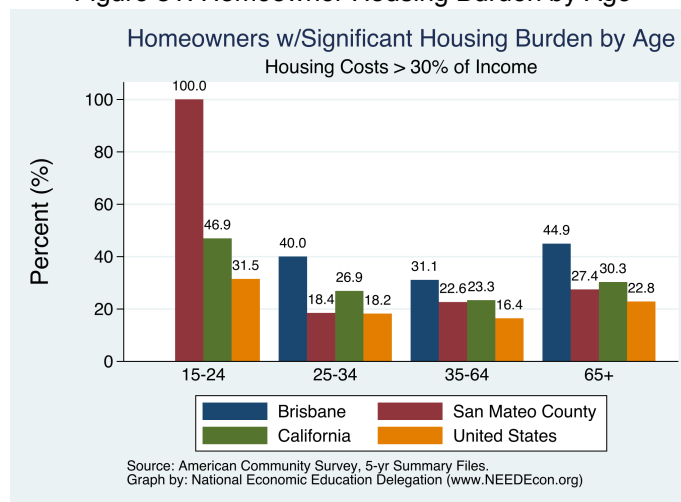


Figure 51: Homeowner Housing Burden by Age





## Housing Picture

### Definition:

Housing costs are measured in several different ways. First, we provide evidence on the evolution of median home prices, median rental price, and finally through evidence on the housing burden in the city and comparison regions. The median value is the amount in the middle. Fifty percent of units are above the median and 50 percent are below.

### Why is it important?

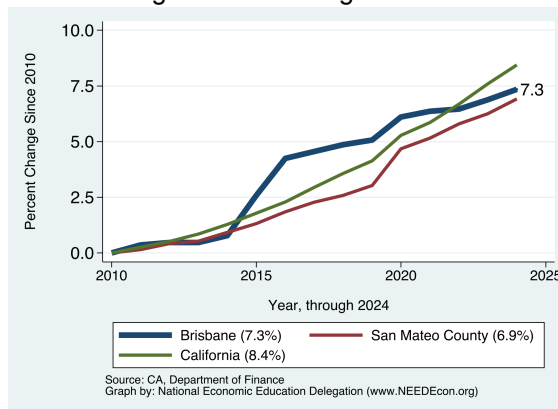
In areas where the rate of population growth exceeds the rate of housing growth, this is likely to reflect a tightening housing market. A tightening housing market will also likely be reflected in lower vacancy rates and higher occupancy rates. It may also be reflected in higher numbers of people per household.

**Table 5. Housing Market Indicators**

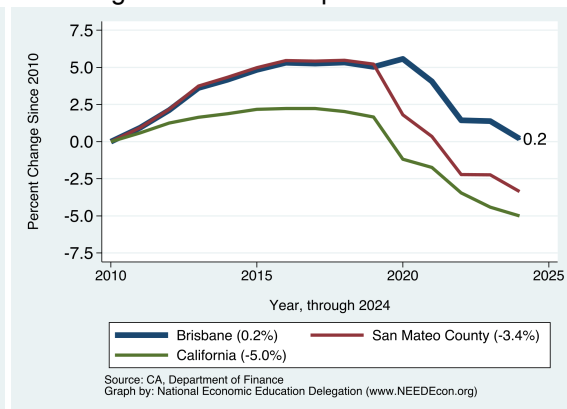
Indicator	2024	2019	2010	% Change from	
				2019	2010
Total Population	4,661.0	4,659.0	4,282.0	0.0	8.9
Total # of Homes	2,076.0	2,032.0	1,934.0	2.2	7.3
# Occupied Units	1,979.0	1,887.0	1,821.0	4.9	8.7
Persons per Household	2.3	2.5	2.3	-4.6	0.2
Vacancy Rate (%)	4.7	7.1	5.8	-34.5	-20.0

Source: CA DOF; Calculations by the National Economic Education Delegation

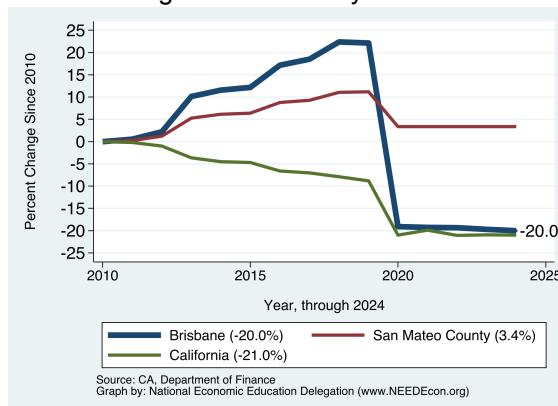
**Figure 52: Housing Growth**



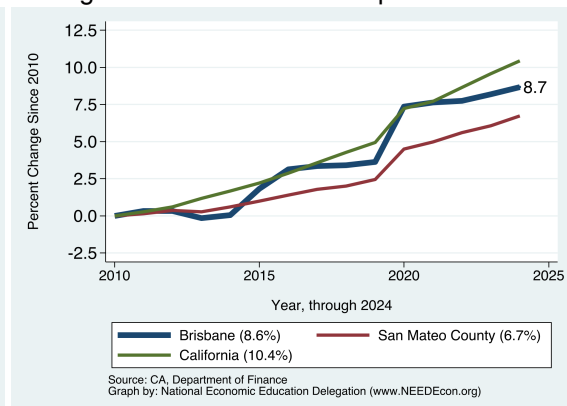
**Figure 53: Persons per Household**



**Figure 54: Vacancy Rates**



**Figure 55: Number of Occupanied Units**



## Trends in the Growth of Housing by Housing Type

Figure 56: Single Detached Homes

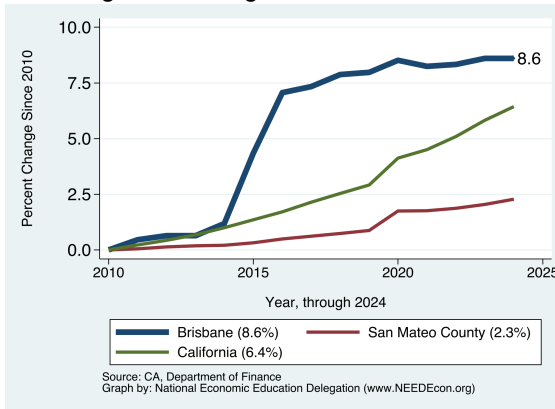


Figure 57: Single Attached Homes

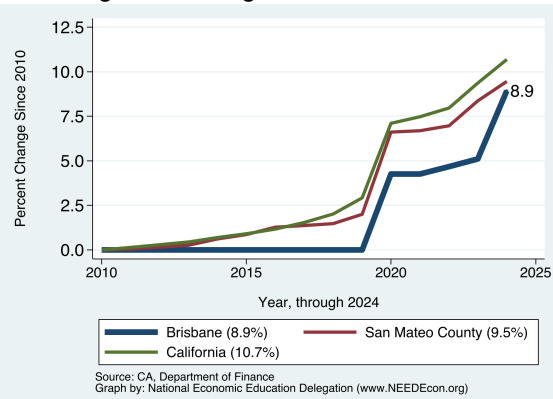


Figure 58: Housing in Buildings with Two to Four Units

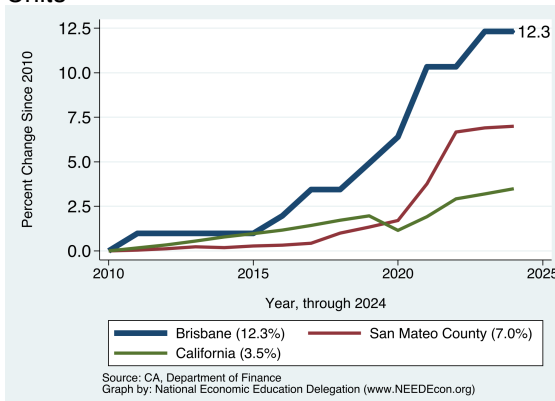
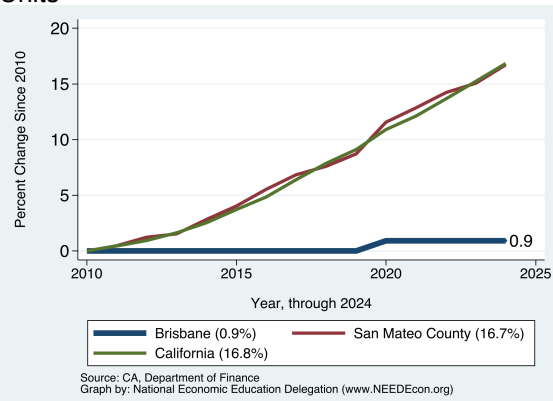


Figure 59: Housing in Buildings with Five or More Units



## Vintage of Residential Housing

### Why is it important?

This section provides evidence on the year in which residential housing in Brisbane was built. We break it down into owned versus rented residences and provide a comparison across San Mateo County and broader regions. A sense of the age of housing in a region provides an indication of the urgency with which a region might pursue additional hous-

ing. As the housing stock ages, an urgency with which renovations and rebuilds are permitted might result. All things equal, more recently constructed housing will be more likely to meet current codes and standards. Remodeling of existing units will be more desirable when existing units are, on average, older.

Figure 60: Distribution of Housing Construction

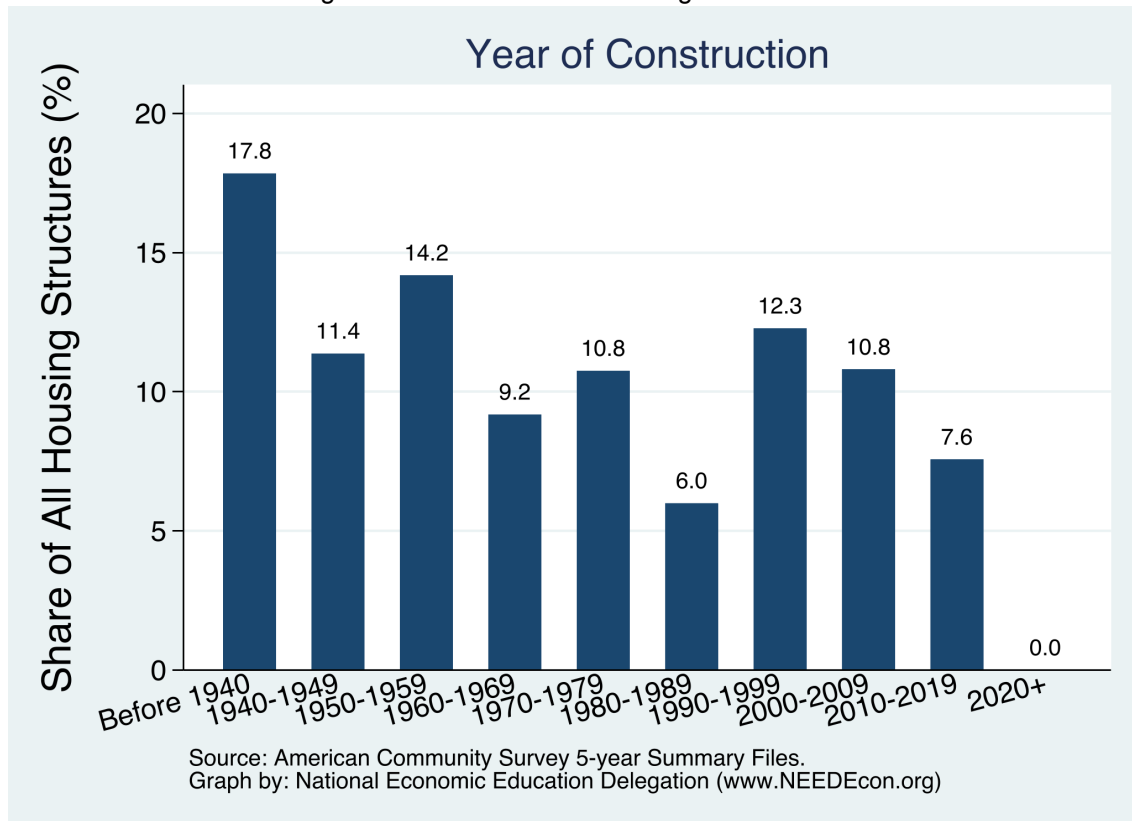


Figure 61: Housing Vintage across Regions

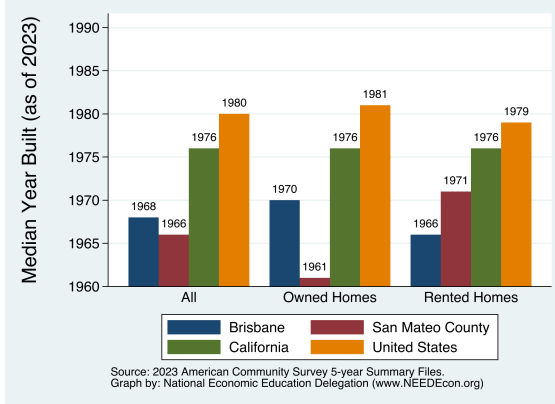


Figure 62: Housing Vintage by Tenure

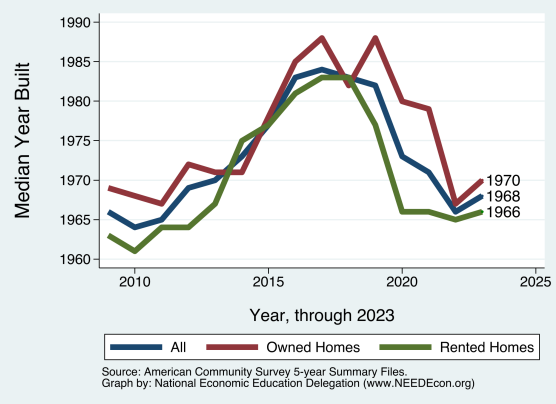


Figure 63: Vintage of Owned Residences

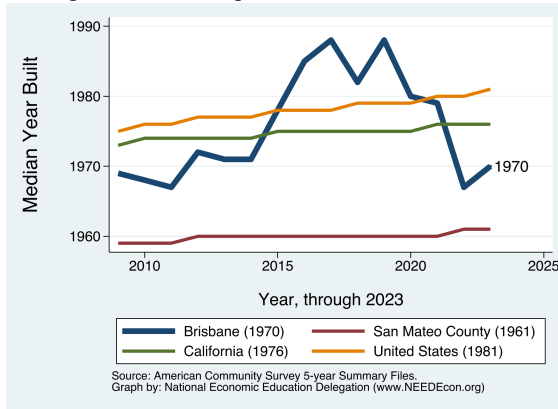


Figure 64: Vintage of Rented Residences

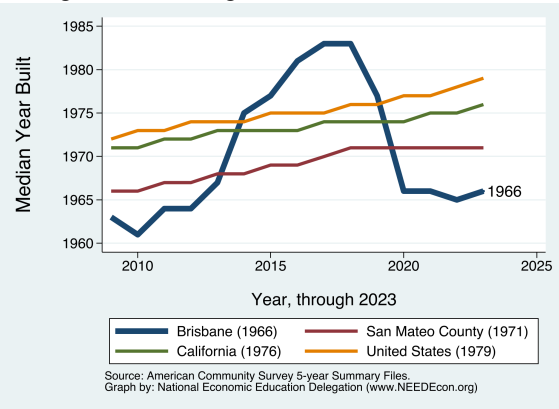
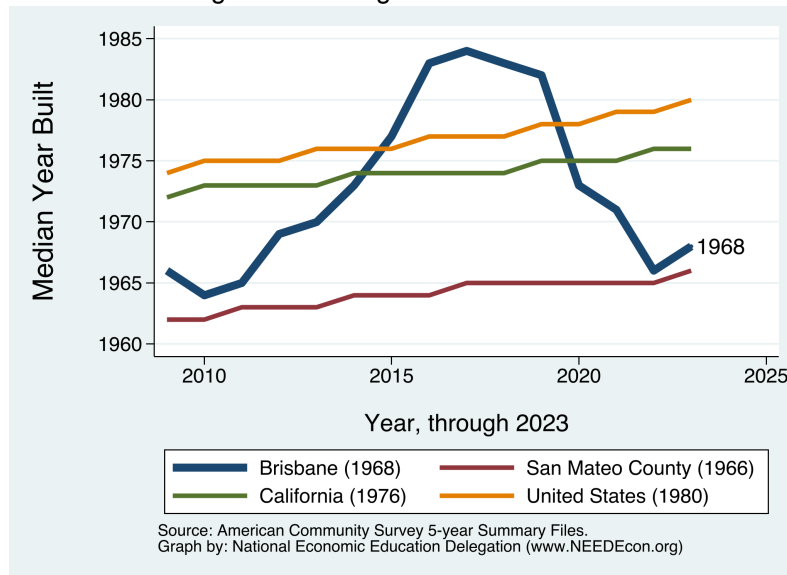


Figure 65: Vintage of All Residences



## Occupation of Residential Housing

### Why is it important?

The duration of residence in a city is important for developing future policies regarding growing the local population. If a region is highly mobile, evidenced by most residences having

been recently occupied, a city might propose policies to reduce that mobility, or ask why the mobility happens. Policies could be put in place to either reduce or increase migration.

Figure 66: Year Current Occupant Moved In

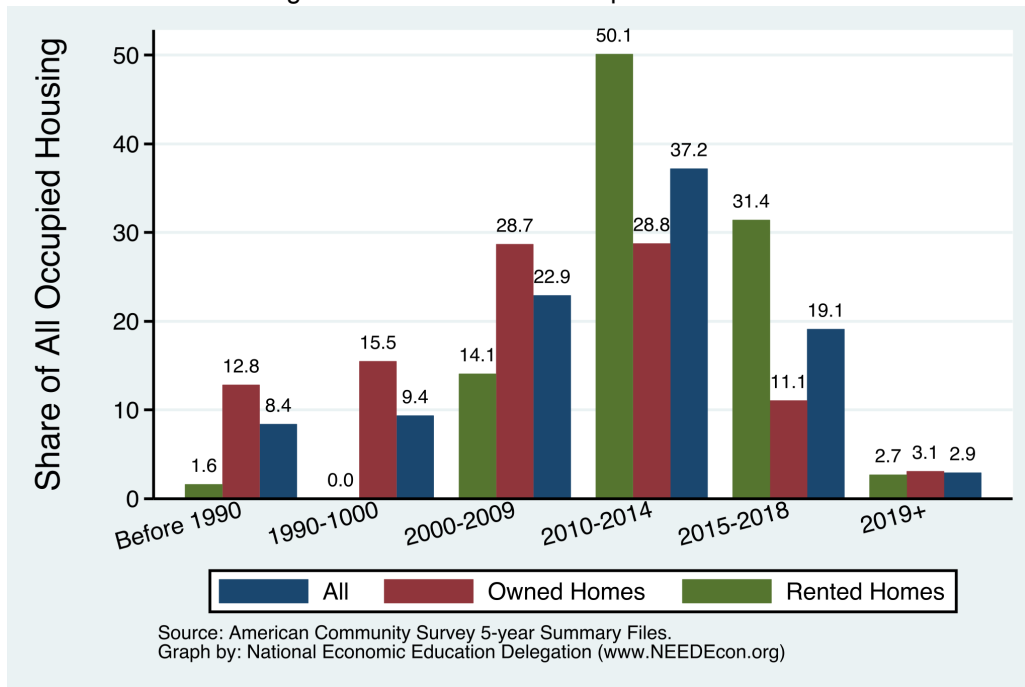


Figure 67: Year Occupied by Current Residents across Regions

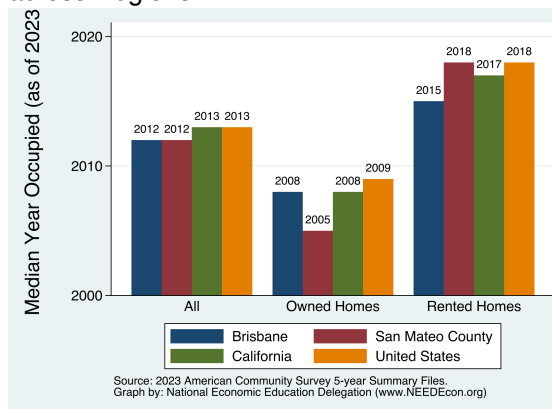


Figure 68: Year Occupied by Current Residents by Tenure

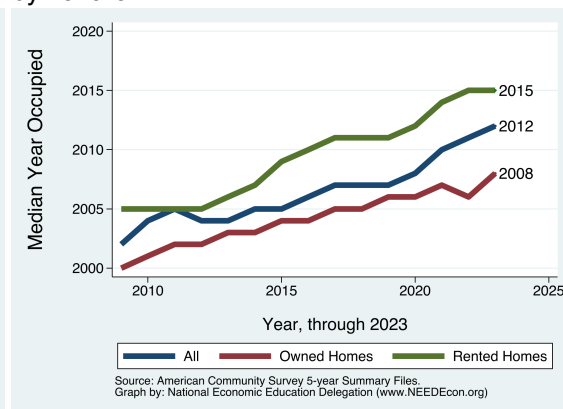


Figure 69: Year Occupied by Current Residents for Owned Housing

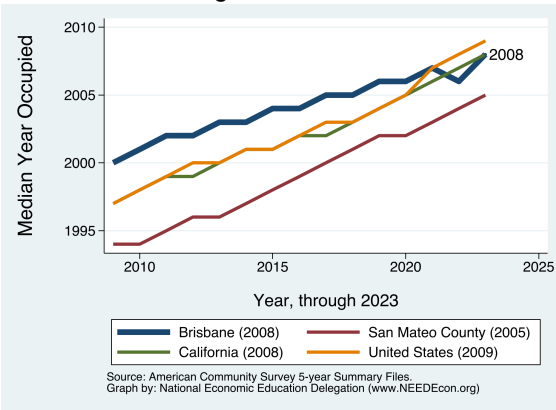


Figure 70: Year Occupied by Current Residents for Rented Housing

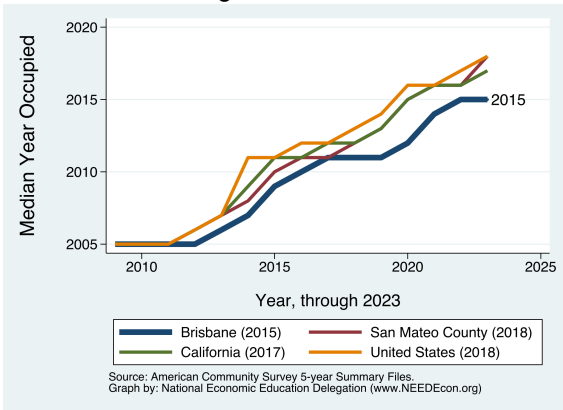
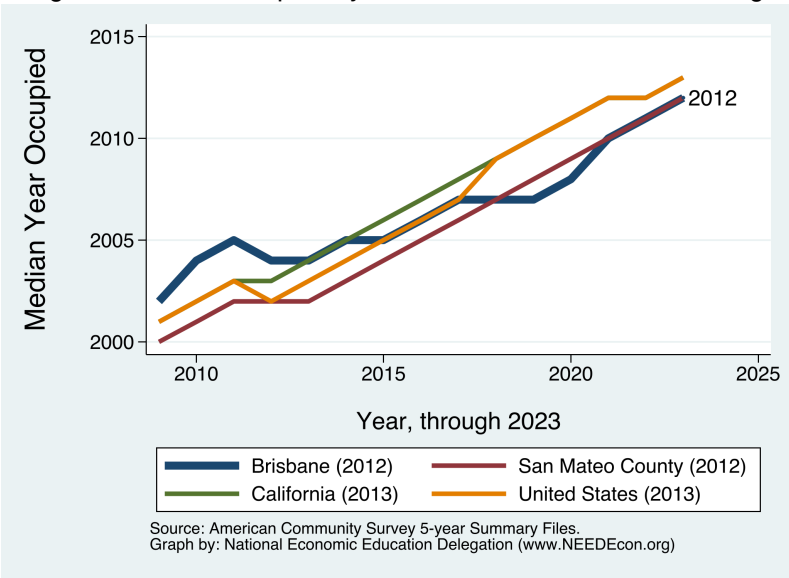


Figure 71: Year Occupied by Current Residents for All Housing



## Residential Permitting

### Definition:

This indicator provides evidence on the number of residential buildings that are permitted for construction each year. Permit data for Brisbane is compared with data from San Mateo County as a whole and broader regions. The statistic provided scales the number of permits by population. This is done to facilitate comparisons across regions.

### Why is it important?

Building permits are the best indicator available of new units coming on the market. In order for a region's population to grow and flourish, new residential properties must be added to the existing stock. Building, both in the City and in the County more generally, is an indication of the extent to which new residences accommodate new residents or are affecting prices through increased supply.

### Brisbane - Ranking Among Comparables

Figure 72: Number of Units Permitted - Nationwide Comparables (Rank)

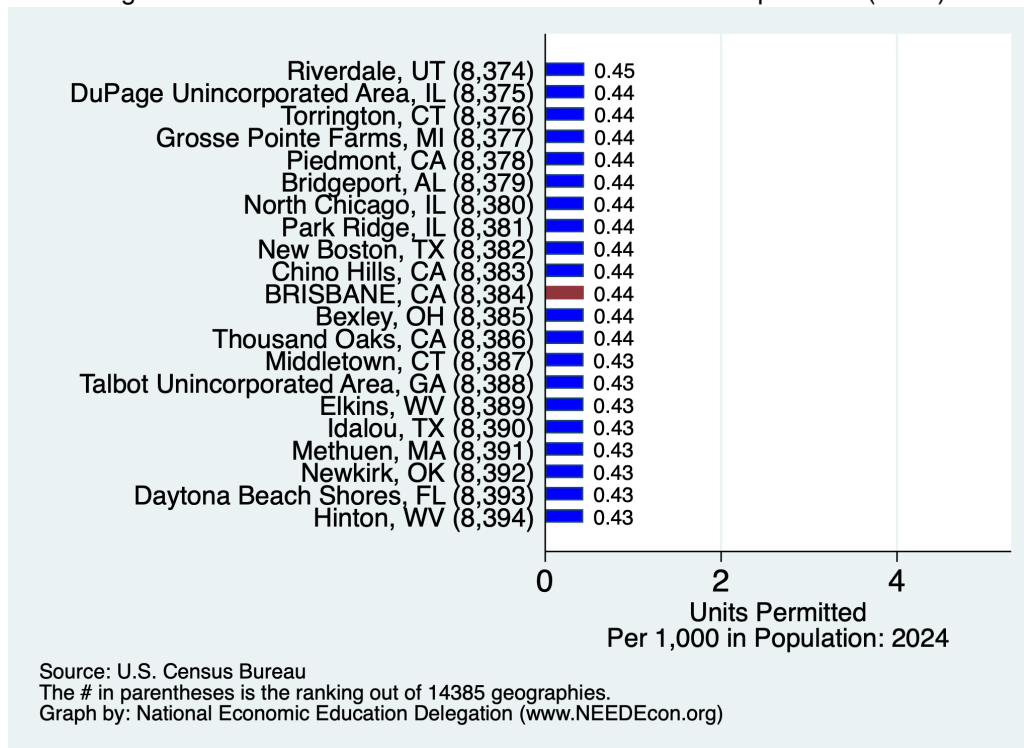
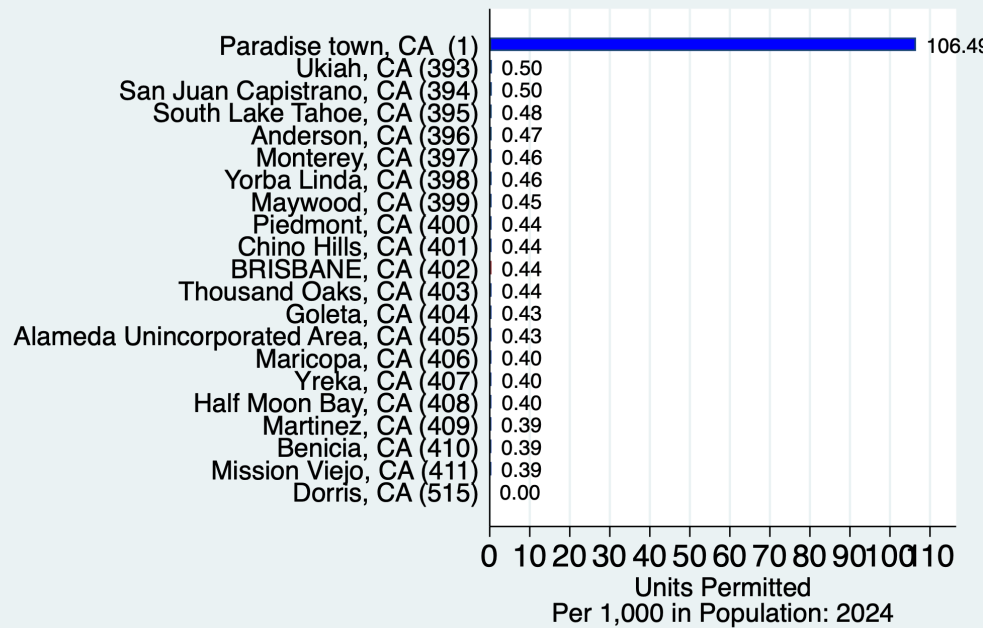
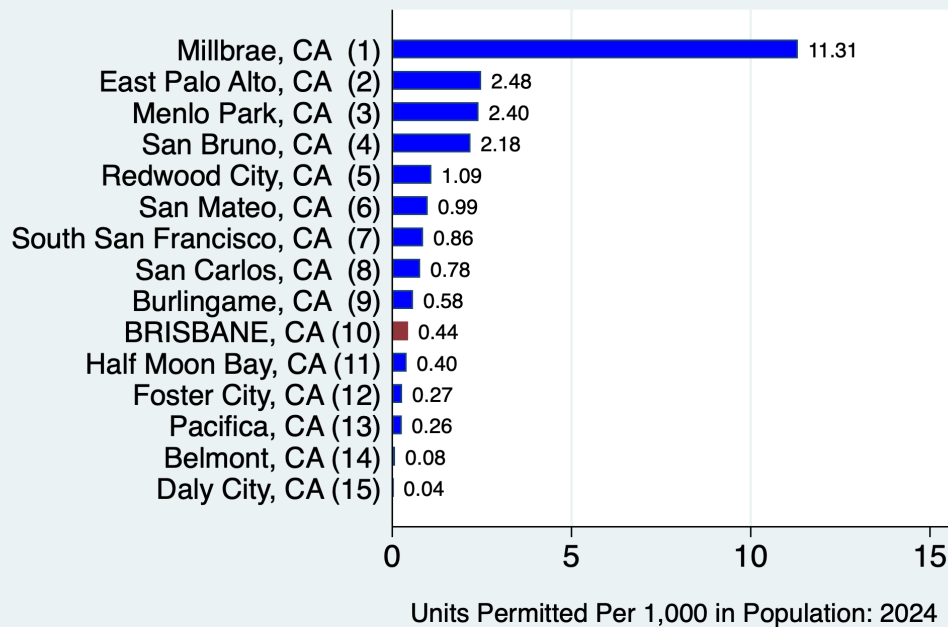


Figure 73: Number of Units Permitted - California Comparables (Rank)



Source: U.S. Census Bureau.  
 The # in parentheses is the ranking out of 515 geographies.  
 Graph by: National Economic Education Delegation ([www.NEEDecon.org](http://www.NEEDecon.org))

Figure 74: Number of Units Permitted - Cities in San Mateo County (Rank)



Source: U.S. Census Bureau,  
 The # in parentheses is the ranking out of 15 geographies.  
 Graph by: National Economic Education Delegation ([www.NEEDecon.org](http://www.NEEDecon.org))



## Brisbane - Permitting Activity

### Annual Units Permitted - Per Capita in Brisbane

Figure 75: Units Permitted Each Year

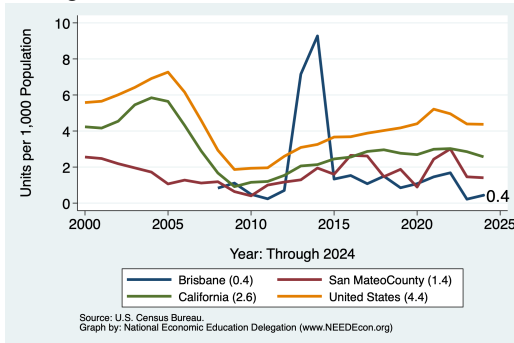
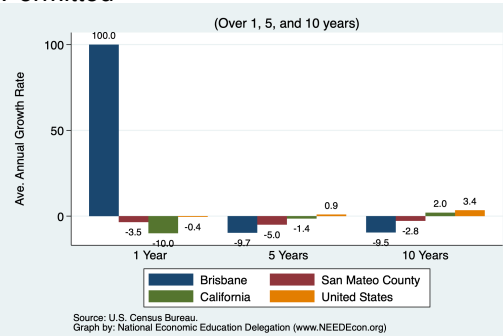


Figure 76: Average Annual Growth in Units Permitted



### Annual Number of Buildings Permitted - Per Capita in Brisbane

Figure 77: Units Permitted Each Year

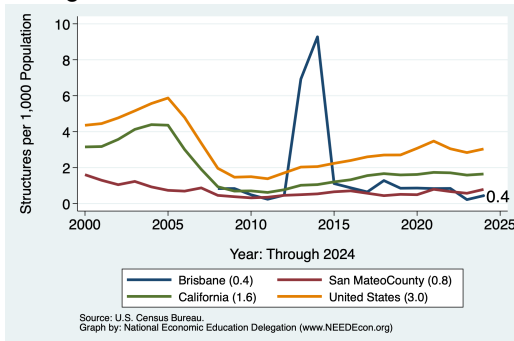
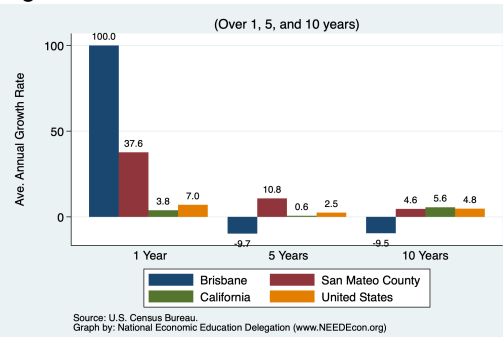


Figure 78: Average Annual Growth in Buildings Permitted



### Annual Value of Property Permitted - Per Capita in Brisbane

Figure 79: Value Permitted Each Year

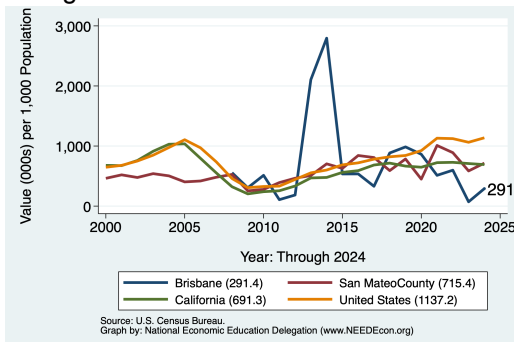
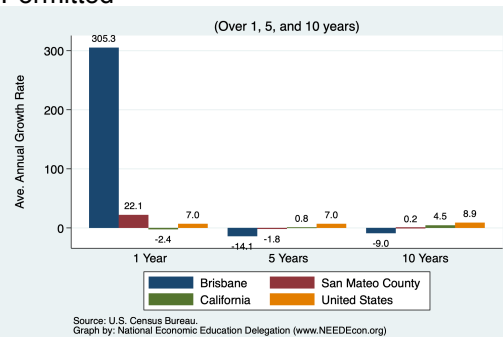


Figure 80: Average Annual Growth in Value Permitted



## Commute Patterns

During the recovery from the Great Recession, the period from 2010 to 2019, the Bay Area economy, and Silicon Valley in particular, has been growing at a pace roughly double that of the state as a whole and triple that of the nation. This growth has precipitated a tight hous-

ing market and also brought about some significant changes in commute patterns, many of which have been reversed by the pandemic. Recent years have seen significant changes in both the mode of transportation and commute times.

### Mode of Transportation

Figure 81: Percent of Workers Commuting by Car Alone

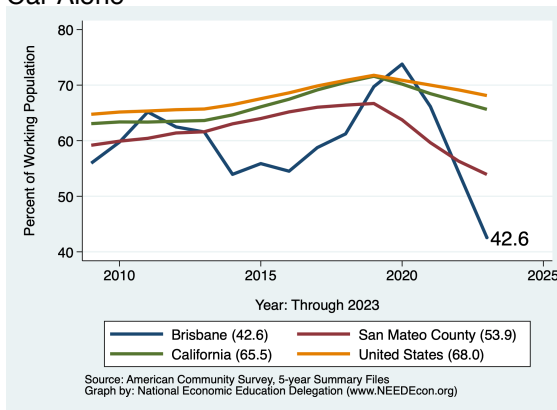


Figure 82: Percent of Workers Commuting by Carpool

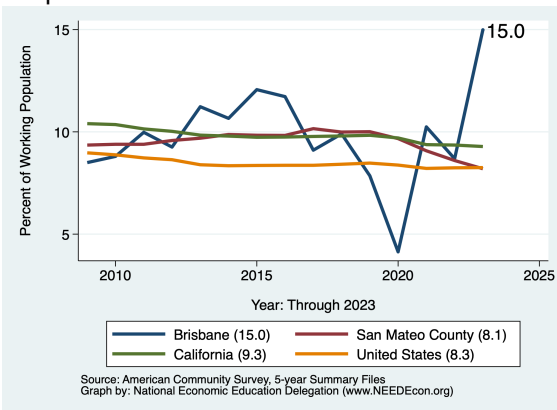


Figure 83: Percent of Workers using Public Transportation

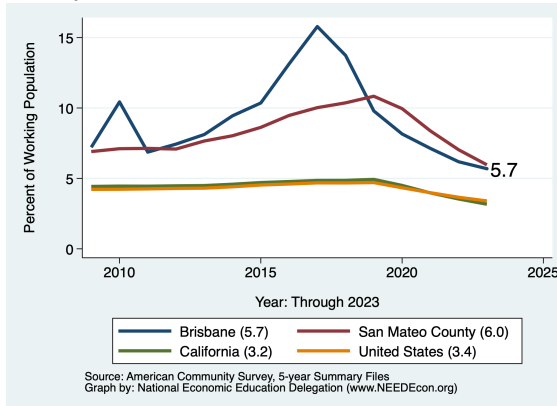
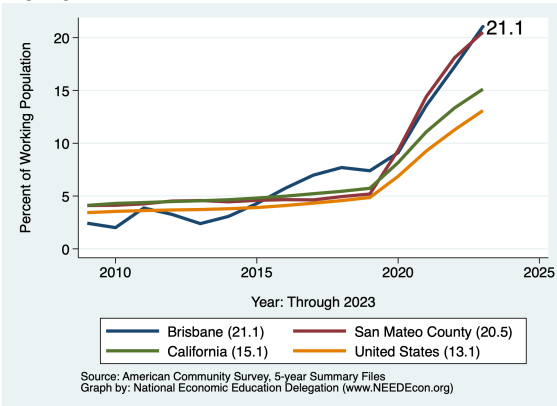


Figure 84: Percent of Workers Who Work From Home



The first table on this page presents data for those who LIVE in Brisbane. The second provides data on those who work, but do not necessarily live in Brisbane. The final two columns provide for a comparison of commute mode choices of people locally with those in California more broadly.

**Table 6. SEX OF WORKERS BY MODE OF TRANSPORTATION TO WORK**

Mode of Transit	Male		Female		All Workers		All of CA (%)
	#	(%)	#	(%)	#	(%)	
Car, Truck, or Van:	805	60.0	712	53.5	1,517	57.5	76.6
Drove Alone	634	47.2	488	36.7	1,122	42.6	67.1
Carpooled:	171	12.7	224	16.8	395	15.0	9.5
In 2-person carpool	171	12.7	223	16.8	394	14.9	6.8
In 3-person carpool	0	0.0	1	0.1	1	0.0	1.6
In 4-or-more-person carpool	0	0.0	0	0.0	0	0.0	1.1
Public Transportation (excl Taxi):	92	6.9	58	4.4	150	5.7	3.2
Bus or Trolley Bus	50	3.7	14	1.1	64	2.4	2.1
Streetcar or Trolley Car	0	0.0	44	3.3	44	1.7	0.6
Subway or Elevated	42	3.1	0	0.0	42	1.6	0.3
Railroad	0	0.0	0	0.0	0	0.0	0.2
Ferryboat	0	0.0	0	0.0	0	0.0	0.1
Bicycle	0	0.0	14	1.1	14	0.5	0.7
Walked	0	0.0	0	0.0	0	0.0	2.4
Taxicab, Motorcycle, or other	19	1.4	15	1.1	34	1.3	1.7
Worked at Home	237	17.7	318	23.9	555	21.1	15.5
<b>Total:</b>	1,153	85.9	1,117	83.9	2,270	86.1	

Source: 2023 5-year American Community Survey, Summary File

**Table 7. SEX OF WORKERS BY MODE OF TRANSPORTATION TO WORK FOR WORKPLACE GEOGRAPHY**

Mode of Transit	Male		Female		All Workers		All of CA (%)
	#	(%)	#	(%)	#	(%)	
Car, Truck, or Van:	3,787	84.9	1,848	64.8	5,635	83.2	76.6
Drove Alone	3,419	76.7	1,696	59.5	5,115	75.6	67.1
Carpooled:	368	8.3	152	5.3	520	7.7	9.5
In 2-person carpool	238	5.3	106	3.7	344	5.1	6.8
In 3-person carpool	98	2.2	32	1.1	130	1.9	1.6
In 4-or-more-person carpool	32	0.7	14	0.5	46	0.7	1.1
Public Transportation (excl Taxi):	322	7.2	48	1.7	370	5.5	3.2
Bus or Trolley Bus	196	4.4	6	0.2	202	3.0	2.1
Streetcar or Trolley Car	53	1.2	39	1.4	92	1.4	0.6
Subway or Elevated	41	0.9	3	0.1	44	0.7	0.3
Railroad	32	0.7	0	0.0	32	0.5	0.2
Ferryboat	0	0.0	0	0.0	0	0.0	0.1
Bicycle	10	0.2	0	0.0	10	0.1	0.7
Walked	28	0.6	79	2.8	107	1.6	2.4
Taxicab, Motorcycle, or other	75	1.7	6	0.2	81	1.2	1.7
Worked at Home	237	5.3	318	11.2	555	8.2	15.4
<b>Total:</b>	4,459	100.0	2,299	80.6	6,758	99.8	

Source: 2023 5-year American Community Survey, Summary File

The results in this table are for those who work in the region, regardless of the location of their residence.

## Commute Times for Employed Residents

Table 8. SEX OF WORKERS BY TRAVEL TIME TO WORK

Mode of Transit	Male		Female		All Workers		All of CA (%)
	#	(%)	#	(%)	#	(%)	
Less than 5 minutes	19	1.5	0	0.0	19	0.8	2.0
5 to 9 minutes	0	0.0	31	2.6	31	1.3	7.6
10 to 14 minutes	156	12.1	59	5.0	215	8.8	12.2
15 to 19 minutes	99	7.7	305	26.1	404	16.6	15.1
20 to 24 minutes	212	16.5	138	11.8	350	14.3	14.5
25 to 29 minutes	7	0.5	24	2.1	31	1.3	6.4
30 to 34 minutes	36	2.8	41	3.5	77	3.2	15.0
35 to 39 minutes	0	0.0	0	0.0	0	0.0	2.9
40 to 44 minutes	129	10.0	51	4.4	180	7.4	4.3
45 to 59 minutes	162	12.6	74	6.3	236	9.7	8.5
60 to 89 minutes	79	6.1	31	2.6	110	4.5	7.6
90 or more minutes	17	1.3	45	3.8	62	2.5	3.9
<b>Total:</b>	<b>916</b>	<b>71.1</b>	<b>799</b>	<b>68.3</b>	<b>1,715</b>	<b>70.3</b>	

Source: 2023 5-year American Community Survey, Summary File

Figure 85: Percent of Employed Population With Commutes of More than 30 Minutes

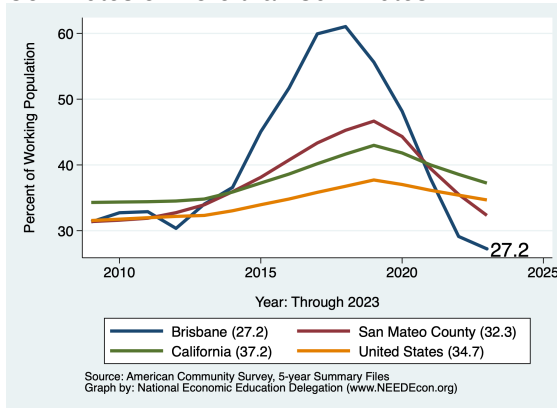


Figure 86: Percent of Employed Population With Commutes of More than 90 Minutes

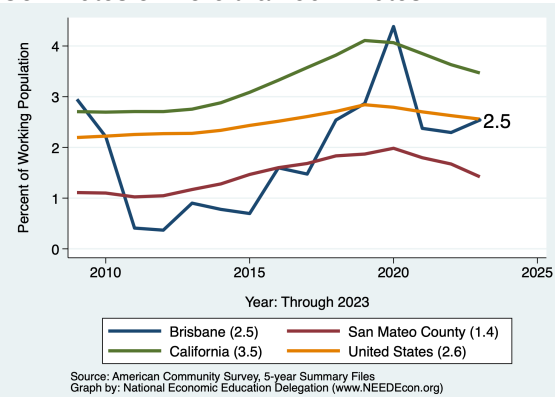
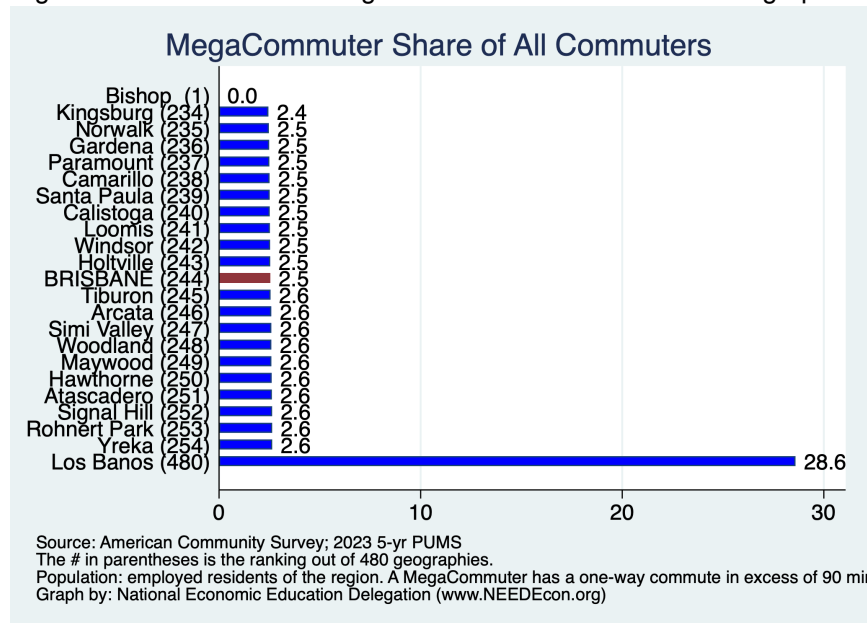


Figure 87: Rank: Share of MegaCommuters Across Similar Geographies



## Commute Times for Those Employed in the City

Table 9. SEX OF WORKERS BY TRAVEL TIME TO WORK FOR  
WORKPLACE GEOGRAPHY

Mode of Transit	Male		Female		All Workers		All of CA (%)
	#	(%)	#	(%)	#	(%)	
Less than 5 minutes	27	0.6	24	0.9	51	0.8	2.0
5 to 9 minutes	108	2.6	81	2.9	189	2.8	7.6
10 to 14 minutes	318	7.5	214	7.6	532	8.0	12.2
15 to 19 minutes	647	15.3	339	12.1	986	14.8	15.1
20 to 24 minutes	364	8.6	358	12.7	722	10.8	14.5
25 to 29 minutes	309	7.3	84	3.0	393	5.9	6.4
30 to 34 minutes	565	13.4	250	8.9	815	12.2	15.0
35 to 39 minutes	137	3.2	40	1.4	177	2.7	2.9
40 to 44 minutes	317	7.5	32	1.1	349	5.2	4.3
45 to 59 minutes	525	12.4	168	6.0	693	10.4	8.5
60 to 89 minutes	559	13.2	294	10.5	853	12.8	7.6
90 or more minutes	346	8.2	97	3.5	443	6.7	3.9
<b>Total:</b>	<b>4,222</b>	<b>100.0</b>	<b>1,981</b>	<b>70.5</b>	<b>6,203</b>	<b>93.2</b>	

Source: 2023 5-year American Community Survey, Summary File

The results in this table are for those who work in the region, regardless of the location of their residence.

Figure 88: Percent of Local Employees With Commutes of More than 30 Minutes

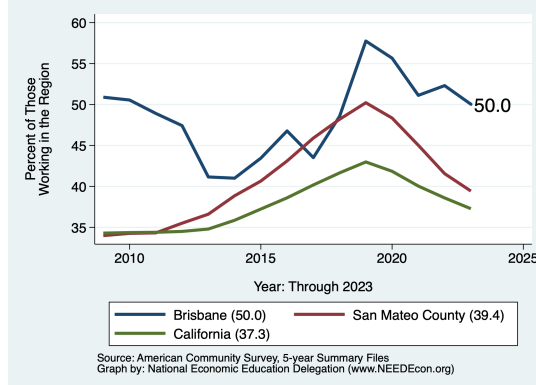


Figure 89: Percent of Local Employees With Commutes of More than 90 Minutes

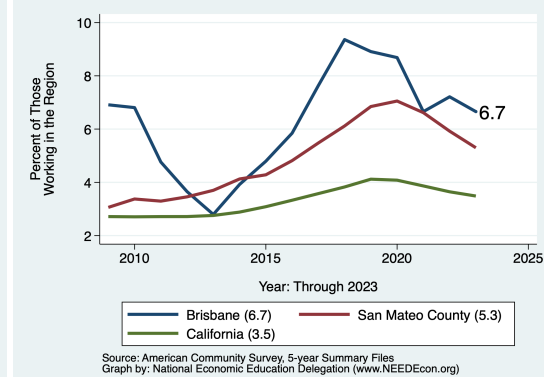
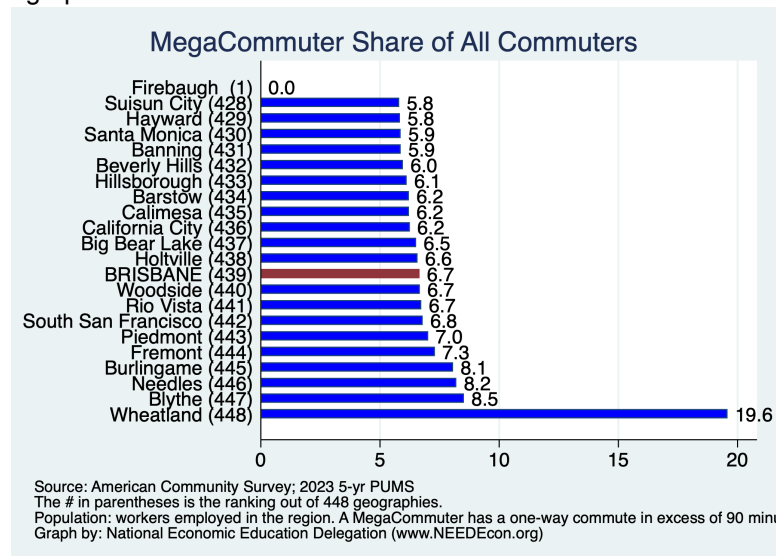


Figure 90: Rank: Share of MegaCommuters Across Similar Geographies



## Place of Work

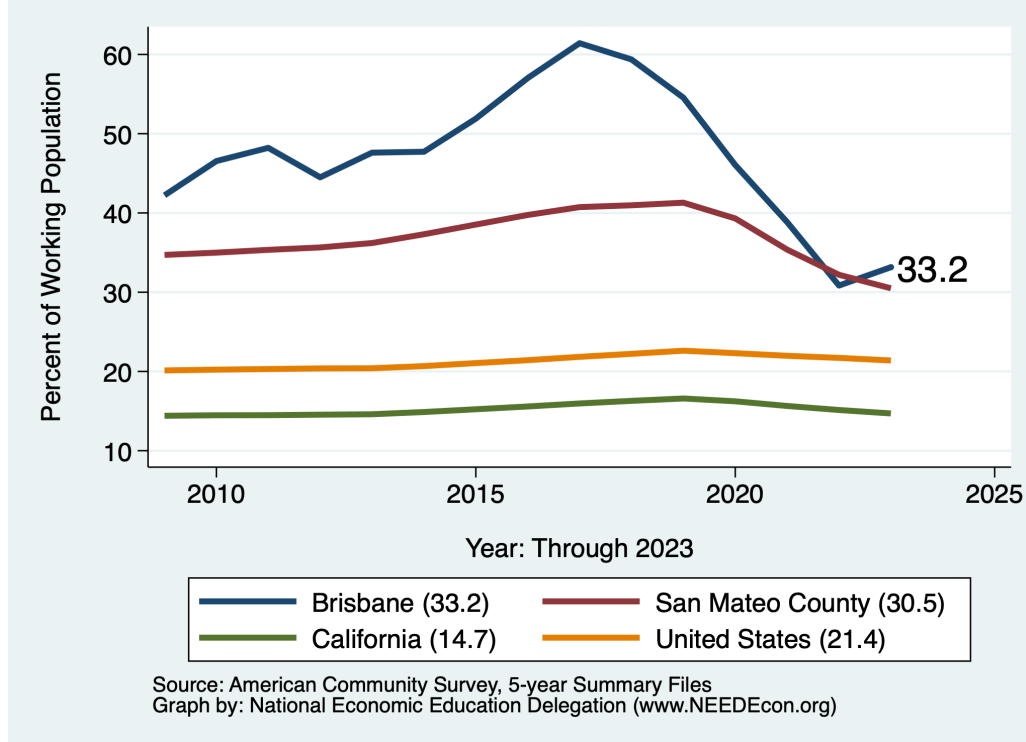
This section provides evidence on where workers living in Brisbane work. As evidenced in the first table, some of Brisbane's employed workers work in the City, but many do not. The first table and graph pair provide evidence at the county level while the second provide evidence with regard to working outside of the Brisbane city boundary.

**Table 10. SEX OF WORKERS BY PLACE OF WORK—STATE AND COUNTY LEVEL**

Place of Work	Male		Female		All Workers		All of CA (%)
	#	(%)	#	(%)	#	(%)	
Worked in state of residence:	1,153	85.9	1,107	83.2	2,260	85.7	99.6
Worked in county of residence	672	50.1	714	53.6	1,386	52.6	84.6
worked outside of county of residence	481	35.8	393	29.5	874	33.2	15.0
Worked outside state of residence	0	0.0	10	0.8	10	0.4	0.4
<b>Total:</b>	1,153	85.9	1,117	83.9	2,270	86.1	

Source: 2023 5-year American Community Survey, Summary File

**Figure 91: Percent of Workers Employed Outside of Their County of Residence**

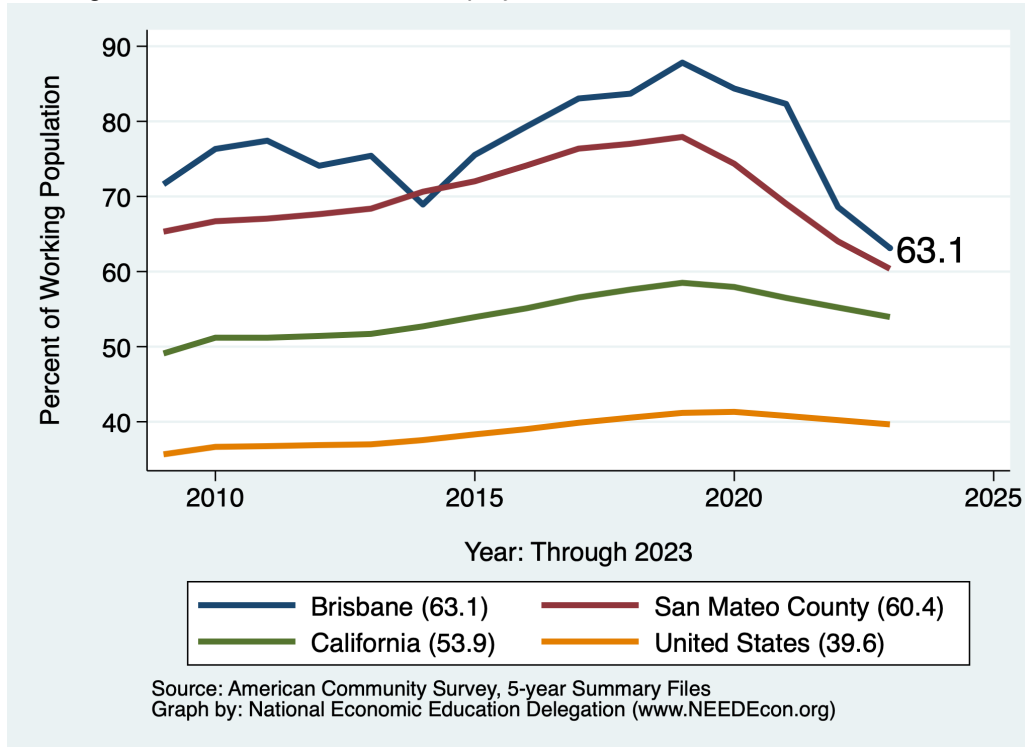


**Table 11. SEX OF WORKERS BY PLACE OF WORK-PLACE LEVEL**

Place of Work	Male		Female		All Workers		All of CA (%)
	#	(%)	#	(%)	#	(%)	
Living in a place:	1,153	85.9	1,117	83.9	2,270	86.1	95.9
Worked in place of residence	265	19.7	341	25.6	606	23.0	40.8
Worked outside place of residence	888	66.2	776	58.3	1,664	63.1	55.1
Not living in a place	0	0.0	0	0.0	0	0.0	4.1
<b>Total:</b>	1,153	85.9	1,117	83.9	2,270	86.1	

Source: 2023 5-year American Community Survey, Summary File

**Figure 92: Percent of Workers Employed Outside of Their Place of Residence**



## Commute Mode by Income

**Table 12. MEDIAN EARNINGS IN THE PAST 12 MONTHS  
BY MEANS OF TRANSPORTATION TO WORK**

	City Median	California Median	Ratio	United States Median	Ratio
Car, truck, or van - drove alone	73,091	50,877	97.4	48,079	96.6
Car, truck, or van - carpooled	67,199	37,998	119.9	36,165	118.1
Public transportation (excluding taxicab)	45,250	40,820	75.2	46,264	62.2
Walked		30,831		28,707	
Taxicab, motorcycle, bicycle, or other means	120,833	41,875	195.6	38,017	202.0
Worked from home	116,696	81,088	97.6	71,072	104.4
<b>Total:</b>	76,133	51,620	147.5	48,394	157.3

Source: 2023 5-year American Community Survey, Summary File

Notes: 1) Ratio = the ratio of the regional median to either the CA or US median, relative to the Total ratio.

Values above 100 imply a high local median. Values below 100 imply a low local median.

For example, a value of 200 means that the local mean is 2x higher than would be expected.

For "Total:", ratio is simply the ratio of the medians.

2) For regions with more than one geography, the medians are averages weighted by working population.

**Table 13. MODE OF TRANSPORTATION TO WORK BY WORKERS' EARNINGS**

Mode of Transit	< \$25,000		\$25,000-\$74,999		\$75,000+		All	All of CA
	#	(%)	#	(%)	#	(%)	#	(%)
Car, Truck, or Van: Drove Alone	133	18.0	455	48.2	519	41.8	1,122	42.6
Car, Truck, or Van: Carpooled	74	10.0	117	12.4	191	15.4	395	15.0
Public Transportation (excl Taxi)	44	6.0	64	6.8	16	1.3	150	5.7
Walked	0	0.0	0	0.0	0	0.0	0	0.0
Taxicab, Motorcycle, or other	0	0.0	0	0.0	48	3.9	48	1.8
Worked at Home	48	6.5	105	11.1	390	31.4	555	21.1
<b>Total:</b>	299	40.6	741	78.5	1,164	93.6	2,270	86.1

Source: 2023 5-year American Community Survey, Summary File

**Table 14. MODE OF TRANSPORTATION TO WORK BY WORKERS' EARNINGS FOR  
WORKPLACE GEOGRAPHY**

Mode of Transit	< \$25,000		\$25,000-\$74,999		\$75,000+		All	All of CA
	#	(%)	#	(%)	#	(%)	#	(%)
Car, Truck, or Van: Drove Alone	600	53.5	1,421	52.5	2,628	80.3	5,115	75.6
Car, Truck, or Van: Carpooled	43	3.8	252	9.3	141	4.3	520	7.7
Public Transportation (excl Taxi)	24	2.1	203	7.5	60	1.8	370	5.5
Walked	36	3.2	48	1.8	23	0.7	107	1.6
Taxicab, Motorcycle, or other	31	2.8	29	1.1	31	0.9	91	1.3
Worked at Home	48	4.3	105	3.9	390	11.9	555	8.2
<b>Total:</b>	782	69.8	2,058	76.0	3,273		6,758	99.8

Source: 2023 5-year American Community Survey, Summary File

The results in this table are for those who work in the region, regardless of the location of their residence.



## Commute Mode by Poverty Status

**Table 15. MODE OF TRANSPORTATION TO WORK BY POVERTY STATUS**

Mode of Transit	In Poverty		100-149% of Pov		>150% of Pov		All	All of CA
	#	(%)	#	(%)	#	(%)	#	(%)
Car, Truck, or Van: Drove Alone	0	0.0	0	0.0	1,122	44.0	1,122	42.6
Car, Truck, or Van: Carpooled	50	43.5	0	0.0	345	13.5	395	15.0
Public Transportation (excl Taxi)	0	0.0	44	51.2	106	4.2	150	5.7
Walked	0	0.0	0	0.0	0	0.0	0	0.0
Taxicab, Motorcycle, or other	0	0.0	0	0.0	48	1.9	48	1.8
Worked at Home	0	0.0	18	20.9	537	21.0	555	21.1
<b>Total:</b>	50	43.5	62	72.1	2,158	84.6	2,270	86.1

Source: 2023 5-year American Community Survey, Summary File

**Table 16. MODE OF TRANSPORTATION TO WORK BY POVERTY STATUS FOR  
WORKPLACE GEOGRAPHY**

Mode of Transit	In Poverty		100-149% of Pov		>150% of Pov		All	All of CA
	#	(%)	#	(%)	#	(%)	#	(%)
Car, Truck, or Van: Drove Alone	87	50.9	166	52.4	4,862	74.0	5,115	75.6
Car, Truck, or Van: Carpooled	0	0.0	0	0.0	517	7.9	517	7.6
Public Transportation (excl Taxi)	0	0.0	69	21.8	301	4.6	370	5.5
Walked	24	14.0	0	0.0	83	1.3	107	1.6
Taxicab, Motorcycle, or other	0	0.0	0	0.0	91	1.4	91	1.3
Worked at Home	0	0.0	18	5.7	537	8.2	555	8.2
<b>Total:</b>	111	64.9	253	79.8	6,391	97.3	6,755	99.8

Source: 2023 5-year American Community Survey, Summary File

The results in this table are for those who work in the region, regardless of the location of their residence.

# Migration

## Overall Migration Flows

### Definition:

The United States is a country with an increasingly mobile population. People move, migrate, from one place to another with increasing frequency.

### Why is it important?

Having a handle on whether or not Brisbane is a net recipient (migration inflows) or donor (mi-

gration outflows) of population is very important for understanding trends in the City's development. This section outlines migration patterns by age, education, income, marital status, and housing tenure. Understanding recent trends is very important for making policy, investment, and other decisions about the future. Also, understanding the extent to which the population is stable, or experiences significant turnover each year is helpful for planning purposes.

Figure 93: Overall Movements of Residents

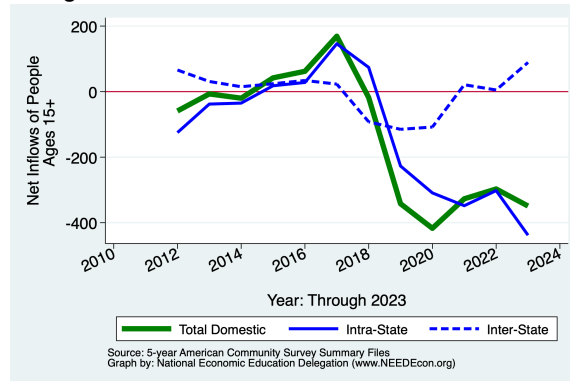


Table 17: Migration by Income

Category	Population	Net Inflows				
		All Migration	Same State		Across States	From Abroad
			W/in County	Between Counties		
No income	476	−165	−60	−105	0	0
With income	3,394	−184	−236	−37	89	0
\$1 to \$9,999 or less	306	−71	0	−71	0	0
\$10,000 to \$14,999	190	−2	−21	37	−18	0
\$15,000 to \$24,999	251	−41	−9	−32	0	0
\$25,000 to \$34,999	168	15	15	0	0	0
\$35,000 to \$49,999	405	−1	−37	36	0	0
\$50,000 to \$64,999	347	1	−43	−1	45	0
\$65,000 to \$74,999	254	−70	−61	−9	0	0
\$75,000 or more	1,473	−15	−80	3	62	0
All:	3,870	−349	−296	−142	89	0

Source: 2023 5-year American Community Survey, Summary File

Note: The data in this and other tables in this section are limited in that there is no information on the City's population that has moved abroad.

The "From Abroad" column is gross movements into the City from abroad.

Figure 94: Overall Movements of Low Income Residents

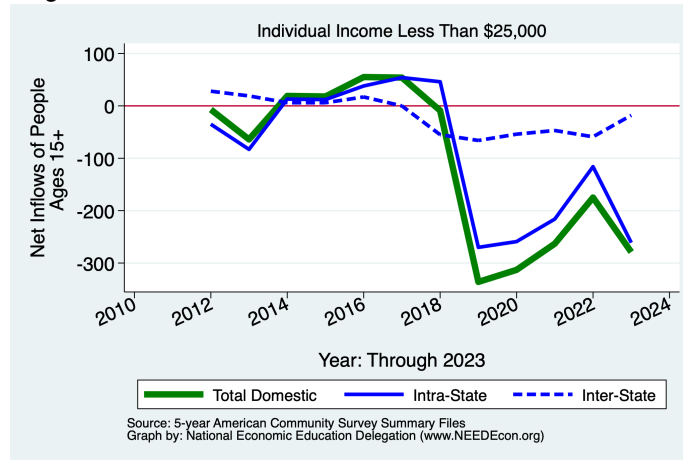


Figure 95: Overall Movements of Middle Income Residents

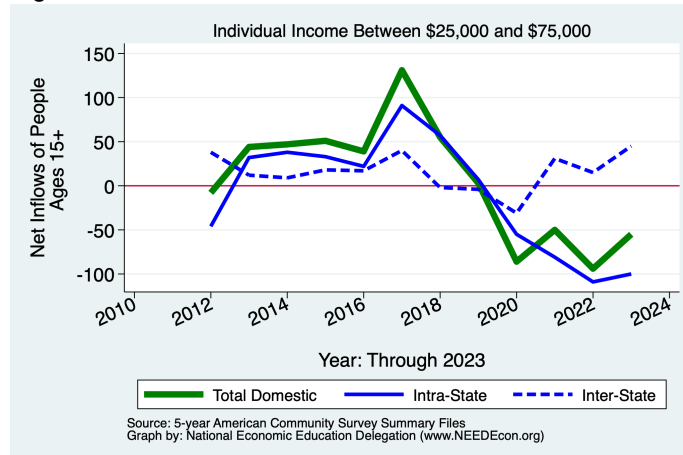
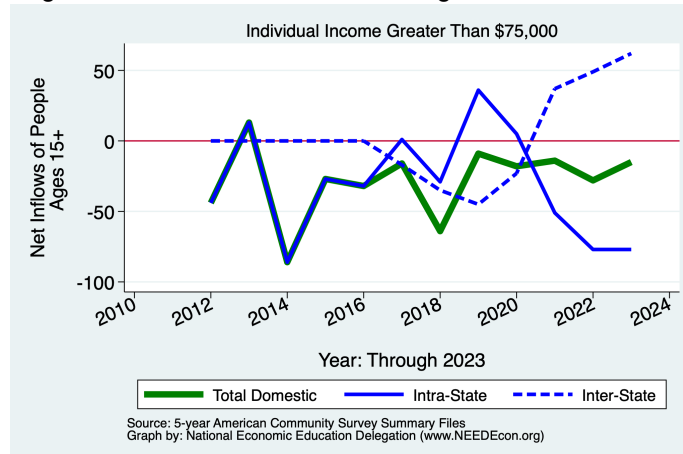


Figure 96: Overall Movements of High Income Residents



## Demographics of Migration Flows

**Table 18: Migration by Marital Status**

Category	Population	Net Inflows				
		All Migration	Same State		Across States	From Abroad
			W/in County	Between Counties		
Never married	1,225	-186	-146	-40	0	0
Now married, except separated	1,703	-92	-144	-55	107	0
Divorced	728	17	26	-9	0	0
Separated	15	-69	-13	-38	-18	0
Widowed	199	-19	-19	0	0	0
<b>Total:</b>	3,870	-349	-296	-142	89	0

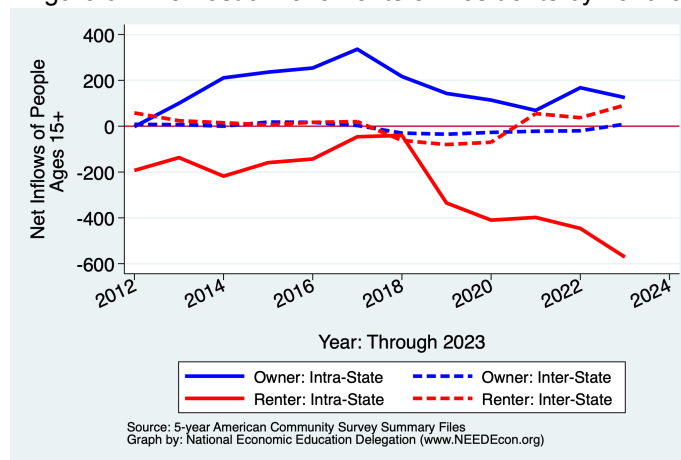
Source: 2023 5-year American Community Survey, Summary File

**Table 19: Migration by Tenure**

Category	Population	Net Inflows				
		All Migration	Same State		Across States	From Abroad
			W/in County	Between Counties		
Householder lived in owner-occupied housing units	3,146	134	-83	208	9	0
Householder lived in renter-occupied housing units	1,460	-479	-226	-345	92	0
<b>Total:</b>	4,606	-345	-309	-137	101	0

Source: 2023 5-year American Community Survey, Summary File

**Figure 97: Domestic Movements of Residents by Tenure**



**Table 20: Migration by Age**

Category	Population	Net Inflows				
		All Migration	Same State			From Abroad
			W/in County	Between Counties	Across States	
1 to 4 years	188	0	0	0	0	0
5 to 17 years	665	-61	-10	-63	12	0
18 and 19 years	104	1	0	1	0	0
20 to 24 years	273	72	11	61	0	0
25 to 29 years	123	-32	-53	21	0	0
30 to 34 years	210	-149	-144	-5	0	0
35 to 39 years	262	-158	-29	-150	21	0
40 to 44 years	490	0	0	0	0	0
45 to 49 years	418	-33	-24	-3	-6	0
50 to 54 years	383	-8	-8	0	0	0
55 to 59 years	352	12	-15	0	27	0
60 to 64 years	411	-68	-15	-53	0	0
65 to 69 years	228	48	0	1	47	0
70 to 74 years	227	38	0	38	0	0
75 years and over	278	-19	-19	0	0	0
<b>Total Population:</b>	4,612	-357	-306	-152	101	0

Source: 2023 5-year American Community Survey, Summary File

**Table 21: Migration by Educational Attainment**

Category	Population	Net Inflows				
		All Migration	Same State			From Abroad
			W/in County	Between Counties	Across States	
Less than high school graduate	480	36	15	21	0	0
High school graduate (includes equiv)	510	-198	-91	-107	0	0
Some college or assoc. degree	681	-128	-65	-45	-18	0
Bachelor's degree	897	-37	-66	-16	45	0
Graduate or professional degree	814	-42	-100	-4	62	0
<b>Total:</b>	3,382	-369	-307	-151	89	0

Source: 2023 5-year American Community Survey, Summary File

**Table 22: Median Income of Migration Flows**

Flow	In-Migration	Out-Migration
Same House 1 Year Ago	66,190	66,190
Moved Within Same County	86,250	70,179
Moved to Different County, Same State	36,181	0
Moved Between States	175,080	0
Moved from Abroad	0	
<b>Total Population:</b>	65,893	65,605

Source: 2023 5-year American Community Survey, Summary File

**Table 23: Median Age of Migration Flows**

Flow	In-Migration	Out-Migration
Same House 1 Year Ago	45.5	45.5
Moved Within Same County	50.0	33.8
Moved to Different County, Same State	27.0	35.6
Moved Between States	56.7	0.0
Moved from Abroad	0.0	
<b>Total Population:</b>	44.9	42.9

Source: 2023 5-year American Community Survey, Summary File

## References and Sources

The majority of the data presented in this report are from the American Community Survey (ACS). For larger geographies, the 1-year Summary Files provide the data. For smaller communities, roughly those with less than 65,000 in population in 2021, the 5-year Summary Files provide the data.

The ACS data are supplemented by building permit data from the U.S. Census Bureau, population and housing data from the California Department of Finance, and home price and rental rates from Zillow.

U.S. Census Bureau. American Community Survey 1-year and 5-year Summary Files. <https://www.census.gov/programs-surveys/acs/data/data-via-ftp.html>. The 1-year data are released in September each year and the 5-year data are released in January.

Zillow Research Data <https://www.zillow.com/research/data/>

U.S. Census Bureau. Building Permits Data, updated annually in February. <https://www.census.gov/construction/bps/current.html>

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