

East Palo Alto, California

Indicators Report

by
The National Economic Education Delegation (NEED)

January 27, 2025

Exploring the economics, demographics, and well-being of East Palo Alto and its residents through indicators.

This report was produced by the:

National Economic Education Delegation
271 Arias St.
San Rafael, CA 94903
415-336-5705
www.NEEDEcon.org
Contact: Jon@NEEDEcon.org

Executive Summary

Assessing the City with Indicators

About this Report

This report provides background or summary information for the city of East Palo Alto (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 East Palo Alto. 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 East Palo Alto 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 East Palo Alto 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 East Palo Alto, 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 East Palo Alto, but do not necessarily live in East Palo Alto.
- **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.

Contents

Executive Summary	1
Assessing the City with Indicators	1
Demographics	3
A Demographic Snapshot	3
Current Population	4
Employment Report	8
Citywide Employment and Unemployment	8
County Employment by Industry	11
Some Employee Detail	12
Income and Earnings	18
Per Capita Personal Income Growth	18
Poverty and Inequality	22
Housing	24
Housing Costs and Affordability	24
Housing Picture	28
Vintage of Residential Housing	30
Occupation of Residential Housing	32
Residential Permitting	34
Commute Patterns	37
Mode of Transportation	37
Commute Times for Employed Residents	39
Commute Times for Those Employed in the City	40
Place of Work	41
Commute Mode by Income	43
Commute Mode by Poverty Status	44
Migration	45
Overall Migration Flows	45
Demographics of Migration Flows	47
References and Sources	49

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 East Palo Alto's population are fundamental indicators of the city's growth potential.

A Demographic Snapshot

Statistic	2023	2019
POPULATION		
Population Estimate (#, 5yr)	29,143	29,593
Veterans (#, 5yr)	417	
Foreign born persons (% , 5yr)	41.9	39.2
Population age 25+ (#, 5yr)	19,695	
AGE AND SEX		
Persons under 5 years (% , 5yr)	5.7	7.6
Persons under 18 years (% , 5yr)	22.7	28.3
Persons 65 years and over (% , 5yr)	9.6	6.9
Female persons (% , 5yr)	51.6	49
INCOME AND POVERTY		
Median household income (\$, 5yr)	104,832	67,087
Per capita income in past 12 months (\$, 5yr)	40,141	27,703
Persons in poverty (% , 5yr)	9.7	13.5
Children age less than 18 in poverty (#, 5yr)	869	1,589
Children age less than 18 in poverty (% , 5yr)	13.7	19
RACE AND ETHNICITY		
White alone (% , 5yr)	23.4	35.4
African American alone (% , 5yr)	12.2	11.6
American Indian or Alaska Native alone (% , 5yr)	4.1	1.4
Asian alone (% , 5yr)	5.8	5.1
Native Hawaiian and Other Pacific Islander alone (% , 5yr)	4.5	4.6
Two or More Races (% , 5yr)	12.8	4.3
Hispanic or Latino (% , 5yr)	62.1	66.1
White alone, not Hispanic or Latino (% , 5yr)	12.4	10.1
HOUSING		
Housing units (#, 5yr)	9,248	8,342
Owner-occupied housing units (% , 5yr)	47.9	39.8
Median value of owner-occupied housing units (\$, 5yr)	1,124,000	821,200
Median selected monthly owner costs-with a mortgage (\$, 5yr)	3,741	2,665
Median selected monthly owner costs-without a mortgage (\$, 5yr)	990	703
Median gross rent (\$, 5yr)	2,209	1,766
FAMILIES AND LIVING ARRANGEMENTS		
Households (#, 5yr)	8,290	7,724
Persons per household (#, 5yr)	3.5	3.8
Living in same house 1 year ago, % of persons age 1+ (5yr)	89.8	87.8
EDUCATION		
High school graduate or higher, % of persons age 25+ (5yr)	76.2	
Bachelor's degree or higher, % of persons age 25+ (5yr)	25.8	
HEALTH		
With a disability, under age 65 years (#, 5yr)	1,810	
Persons without health insurance, under age 65 years (% , 5yr)	7.1	9.6
LABOR FORCE		
In civilian labor force, persons age 16+ (% , 5yr)	69.4	
In civilian labor force, women age 16+ (% , 5yr)	64.9	
Employed, persons age 16+ (% , 5yr)	62.4	
Self employed (% , 5yr)	8	
TRANSPORTATION		
Mean travel time to work, workers age 16+ (Mins., 5yr)	22.4	
Drive alone in private vehicle (% , 5yr)	68.6	
Using public transportation (% , 5yr)	3	
Worked from home (% , 5yr)	14.9	

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				
East Palo Alto	29,078	0.42	-1.17	-6.14
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)

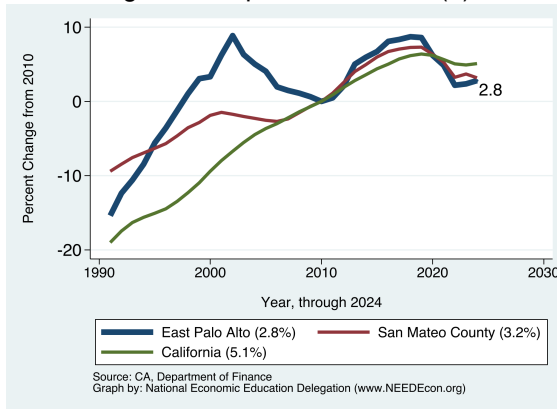


Figure 2: Population Growth (2)

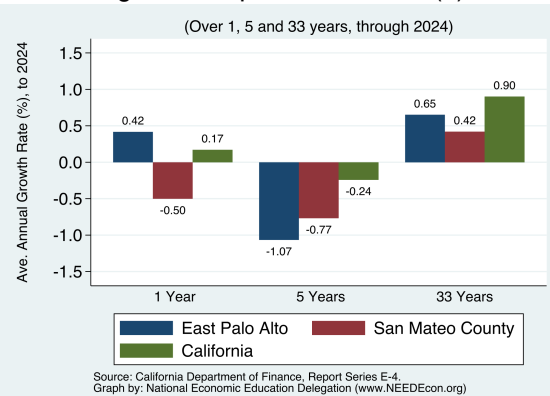


Figure 3: Population by Age - Detailed Age Categories

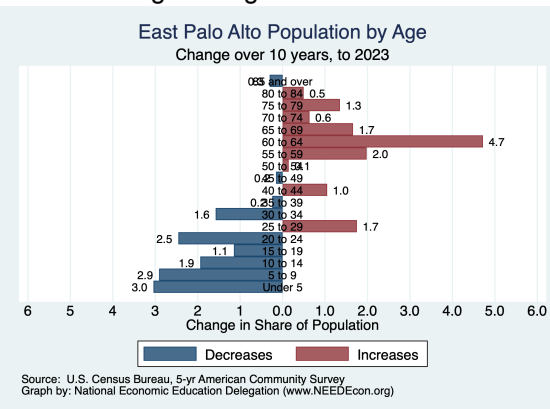
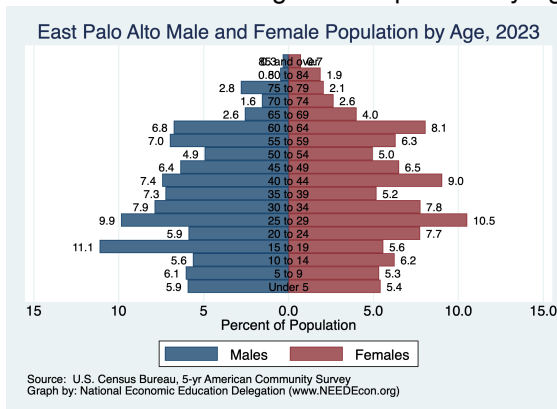


Figure 4: Population by Age - Broad Age Categories

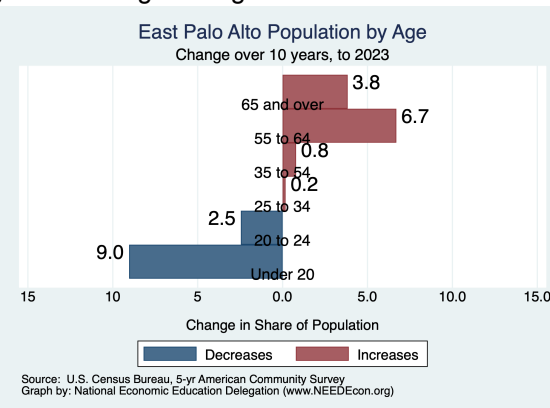
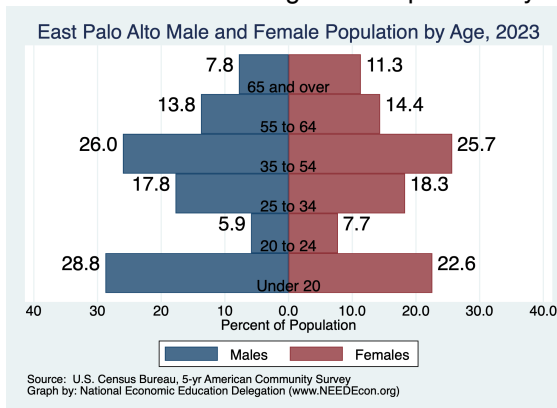


Figure 5: Population by Educational Attainment

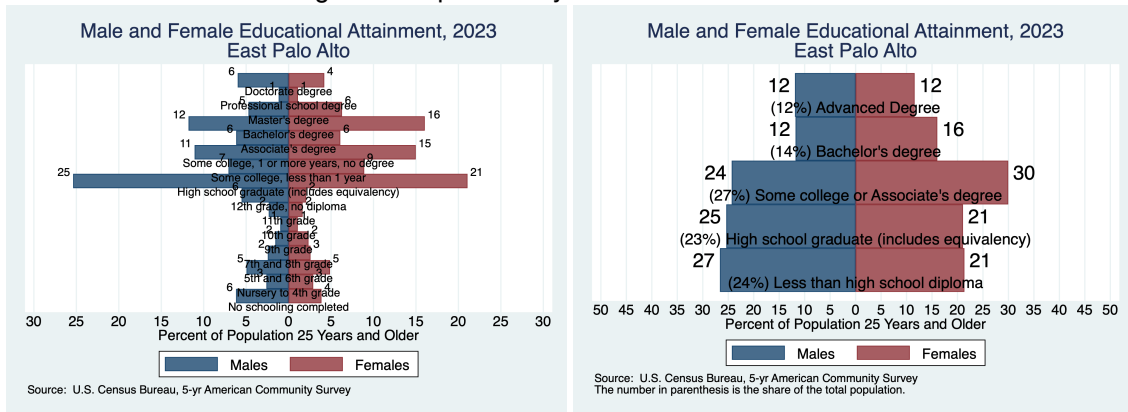


Figure 6: Population by Race/Ethnicity

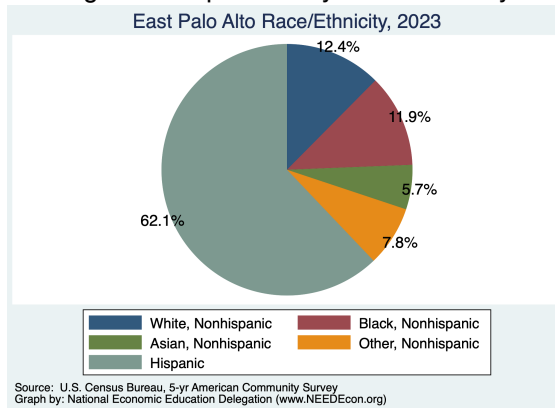


Figure 7: Population by Race/Ethnicity Over Time

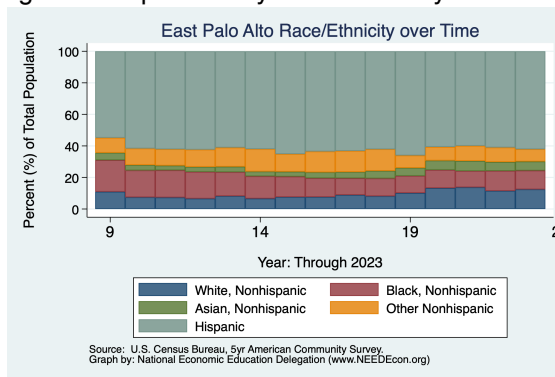
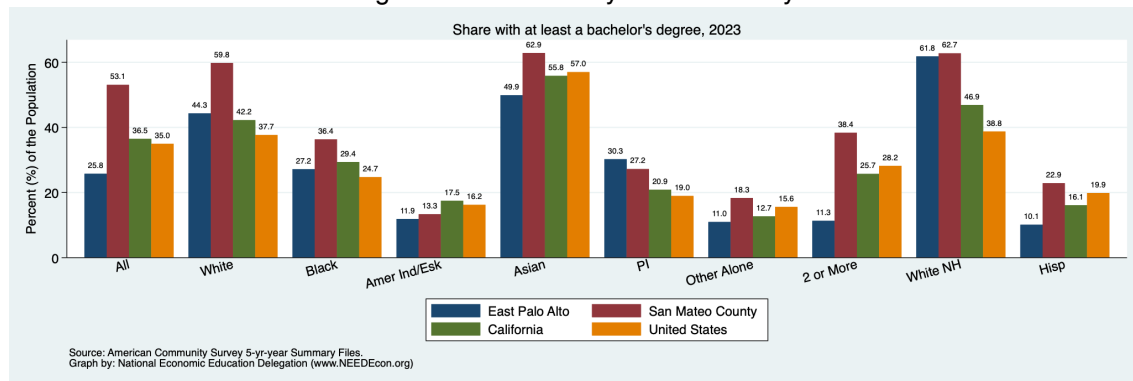


Figure 8: Education by Race/Ethnicity



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. East Palo Alto Summary for November, 2024

Category	Current Value	Change From:		
		Last Month	2 Months Ago	Last Year
Employment	13,696	-11	-47	-296
Labor Force	14,262	4	-83	-297
Number Unemployed	489	-63	-66	-94
Unemployment Rate	3.4	-0.4	-0.4	-0.6

Source: EDD, National Economic Education Delegation

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

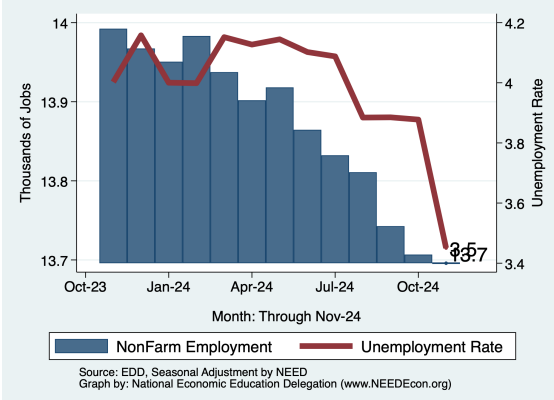
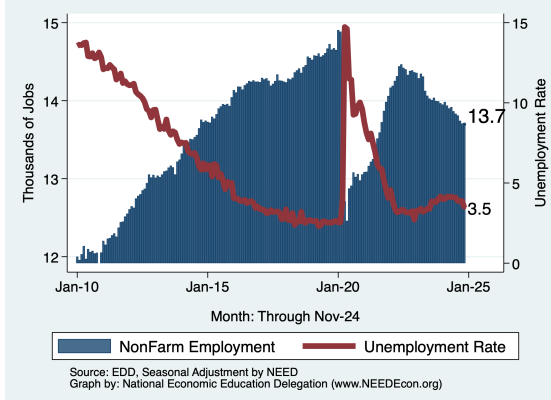


Figure 11: Relative Employment Growth Across Regions - since 2010 Figure 12: Relative Employment Growth Across Regions - since 2019

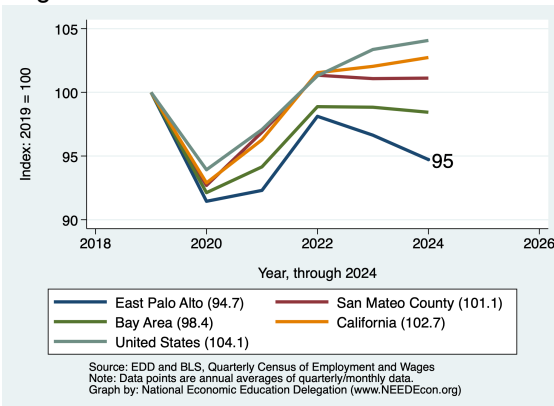
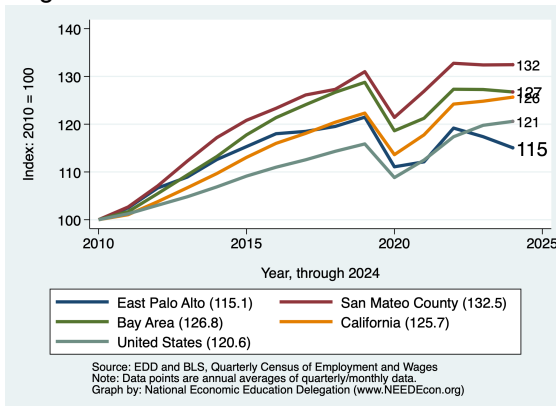


Figure 13: Unemployment Rate by Race

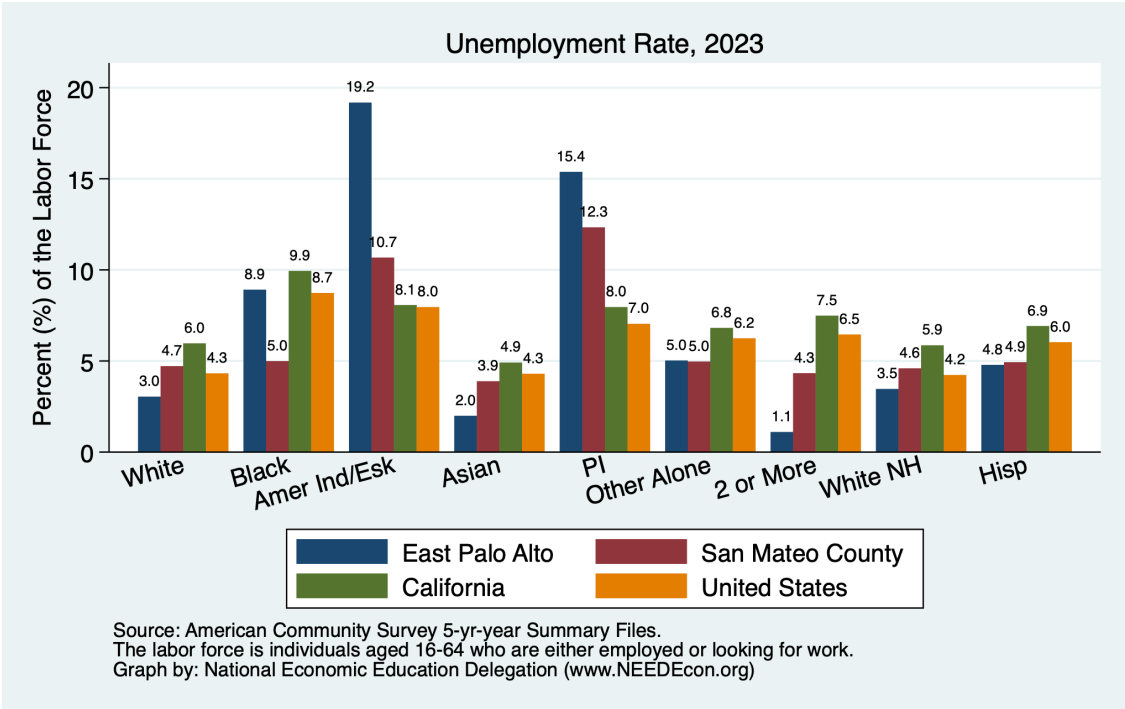
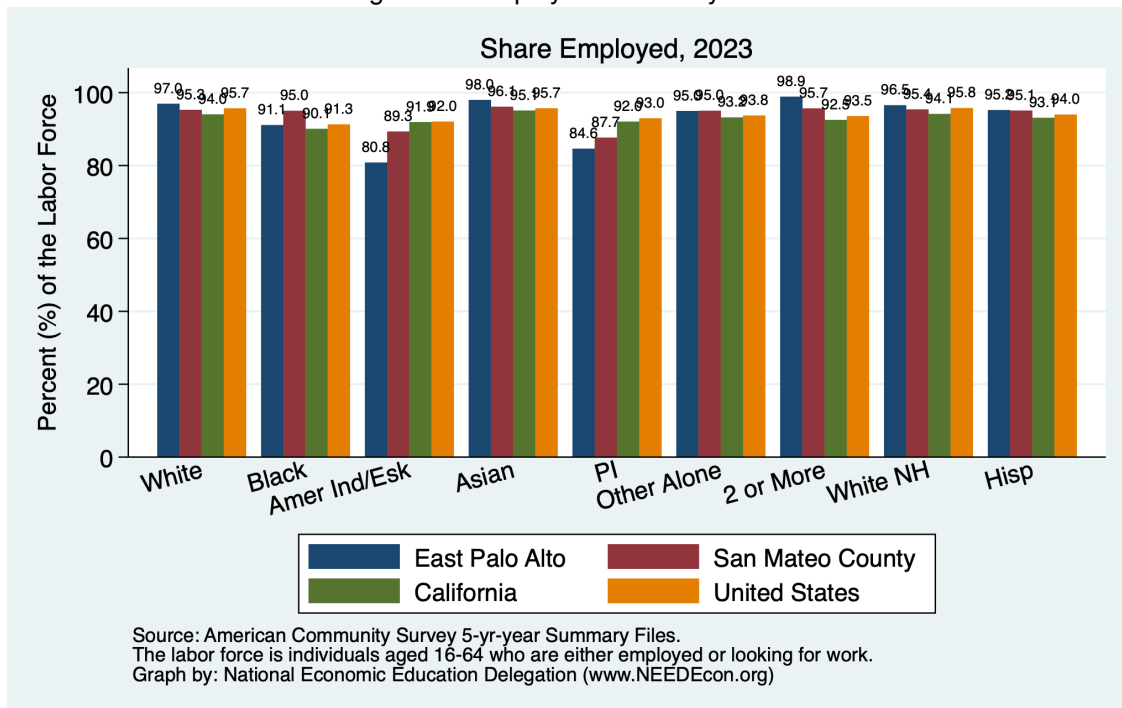


Figure 14: Employment Rate by Race



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
Total Nonfarm	419,041	100.0	-494.0	-1.4	-0.6	-0.9	0.0	0.5	-0.0
Goods Producing	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
Service Providing	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
Government	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 East Palo Alto

Figure 15: Employment by Occupation

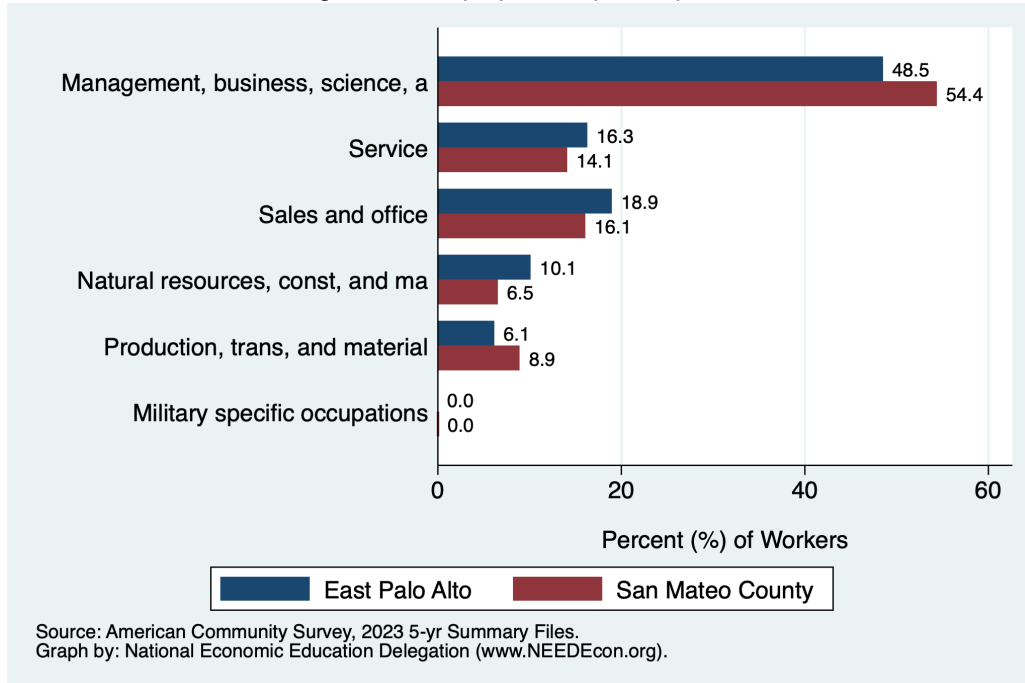


Figure 16: Employment by Industry

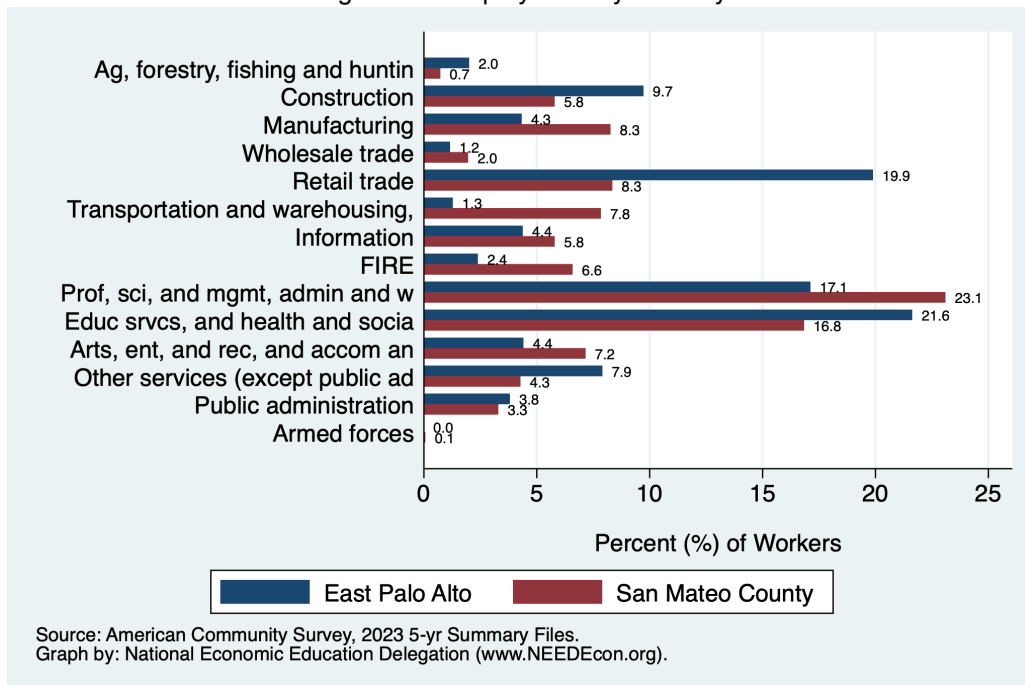
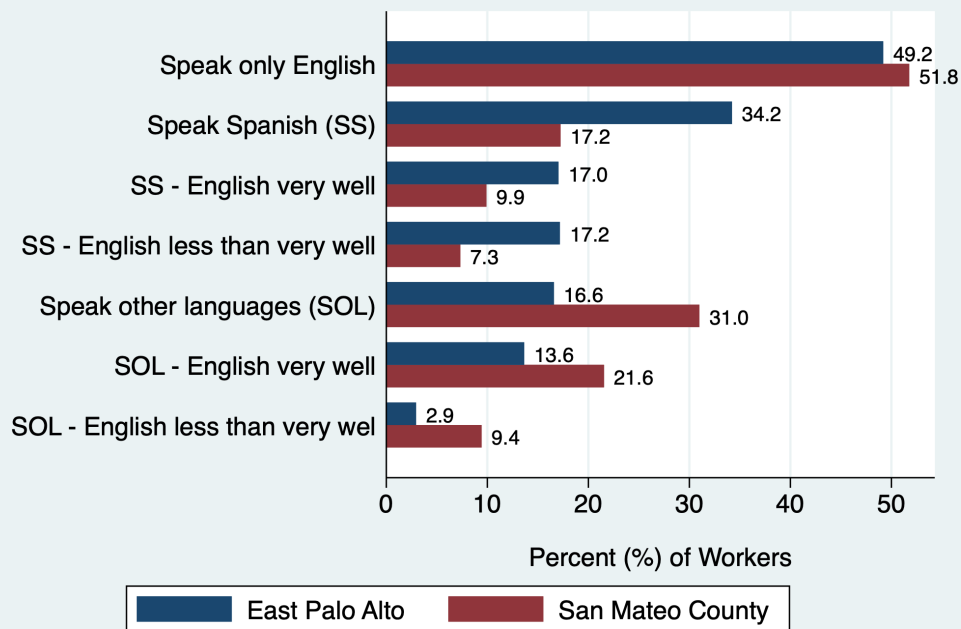
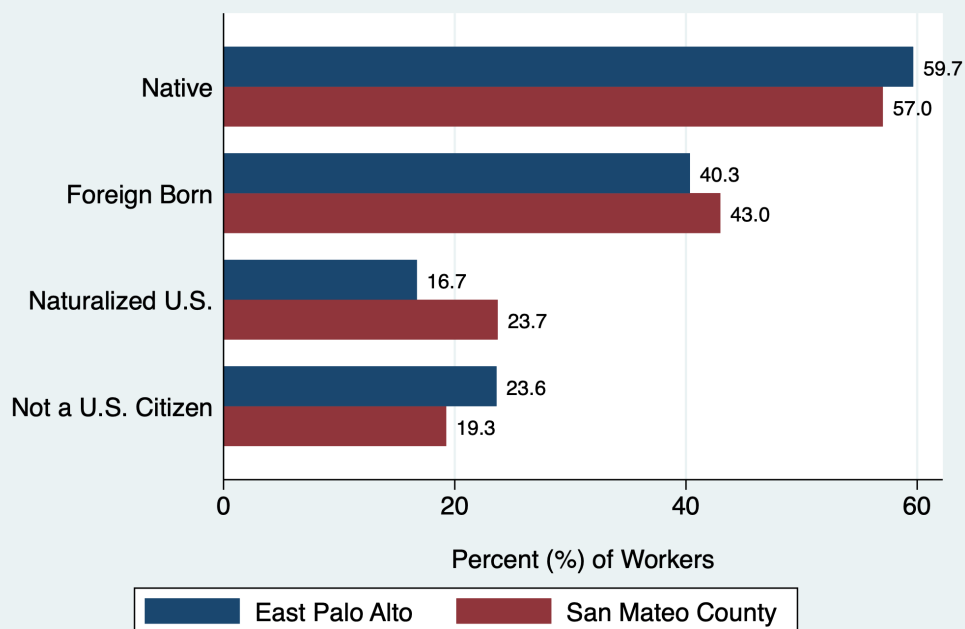


Figure 17: Language Spoken at Home



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

Figure 18: Citizenship



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

Employed Residents of East Palo Alto

Figure 19: Employment by Occupation

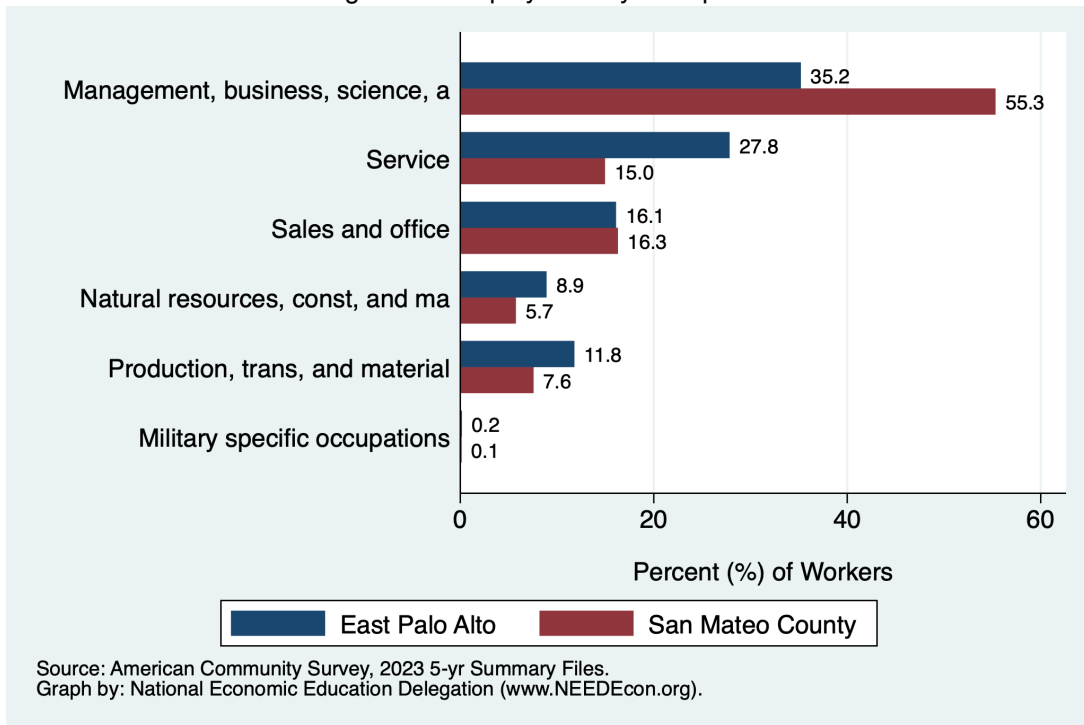


Figure 20: Employment by Industry

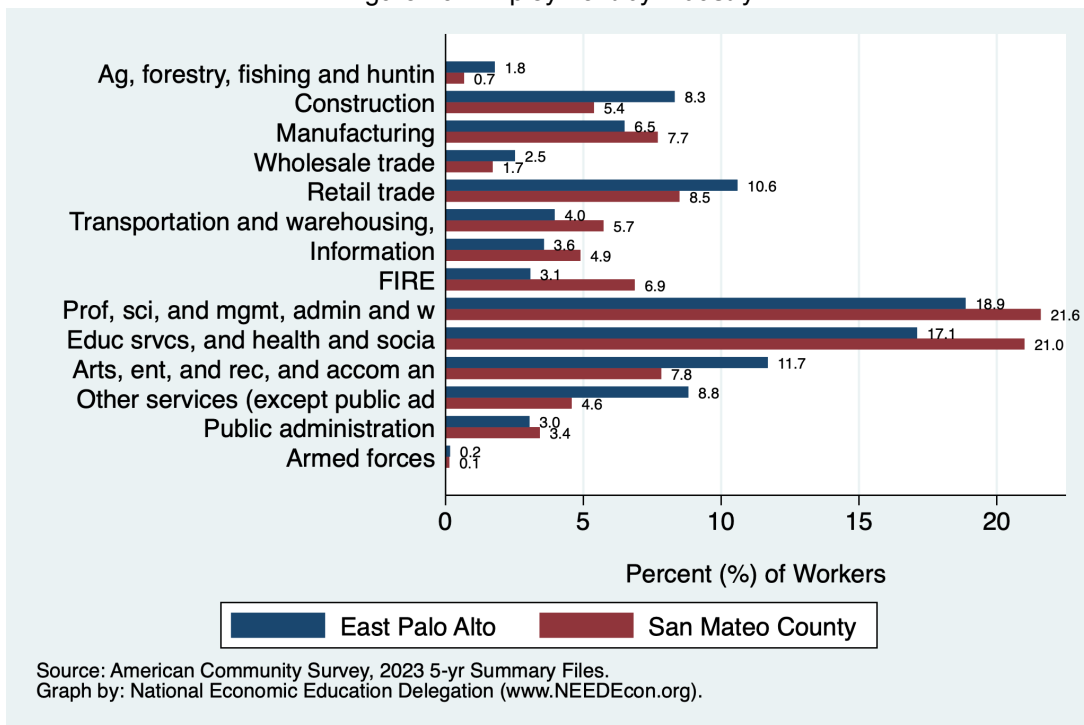
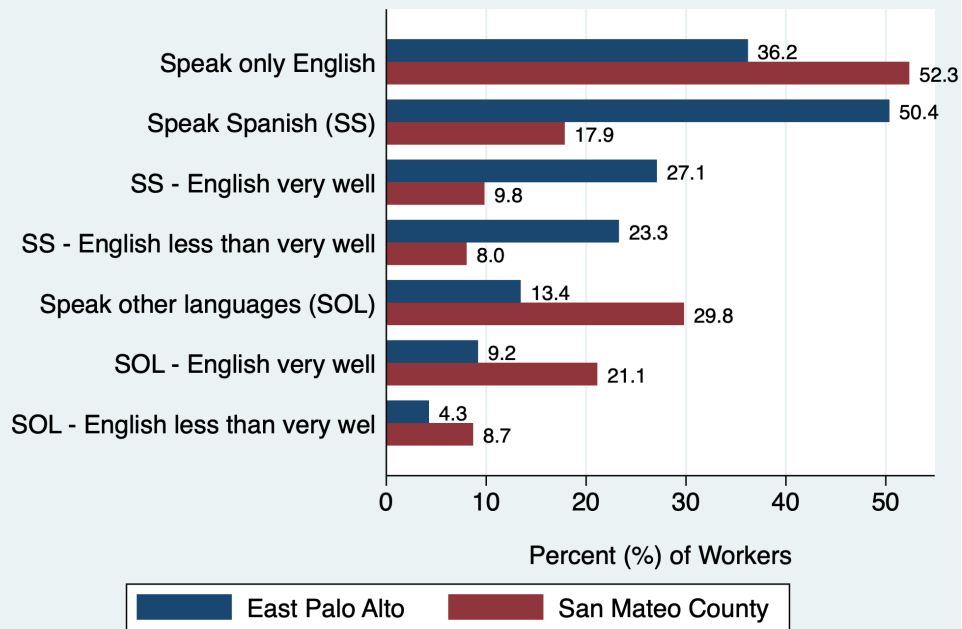
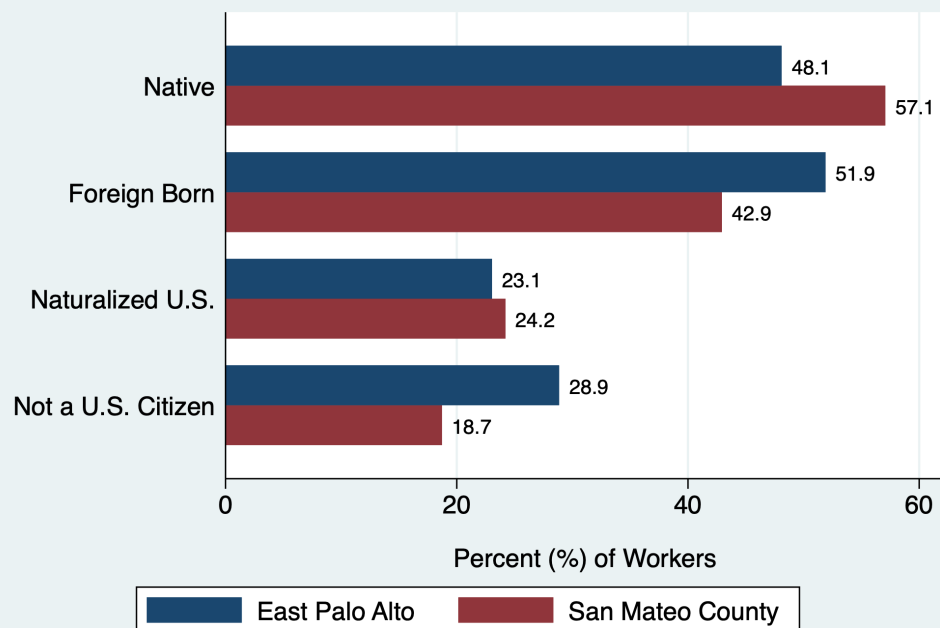


Figure 21: Language Spoken at Home



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

Figure 22: Citizenship



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

Employed Residents vs Workers in East Palo Alto

Figure 23: Employment by Occupation

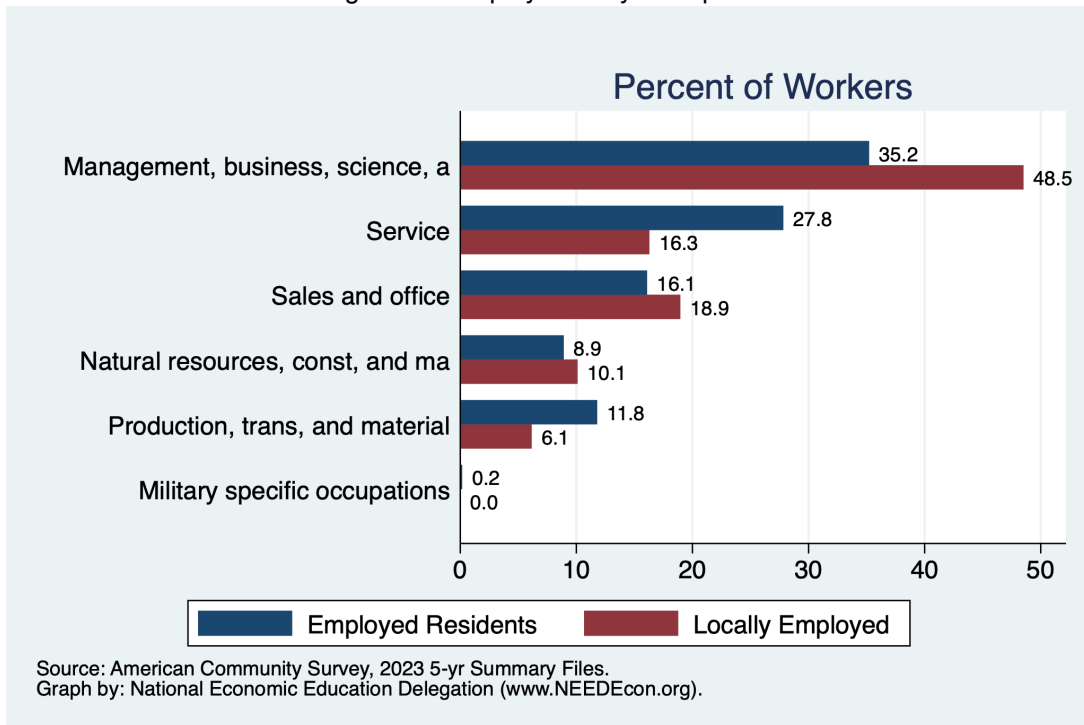


Figure 24: Employment by Industry

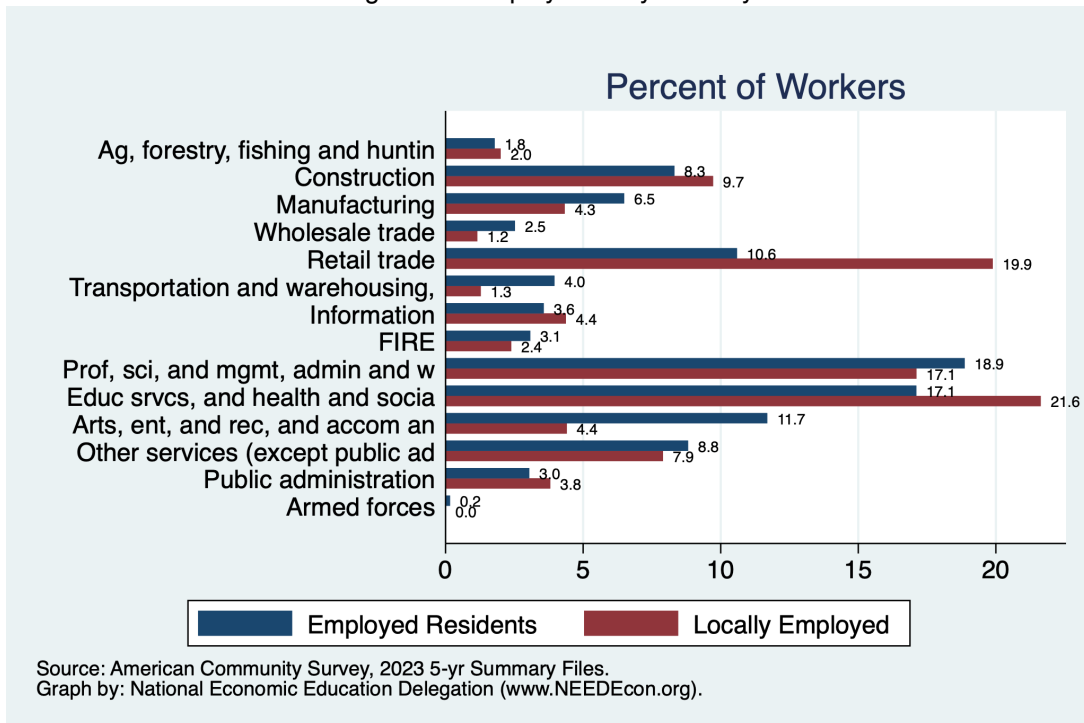
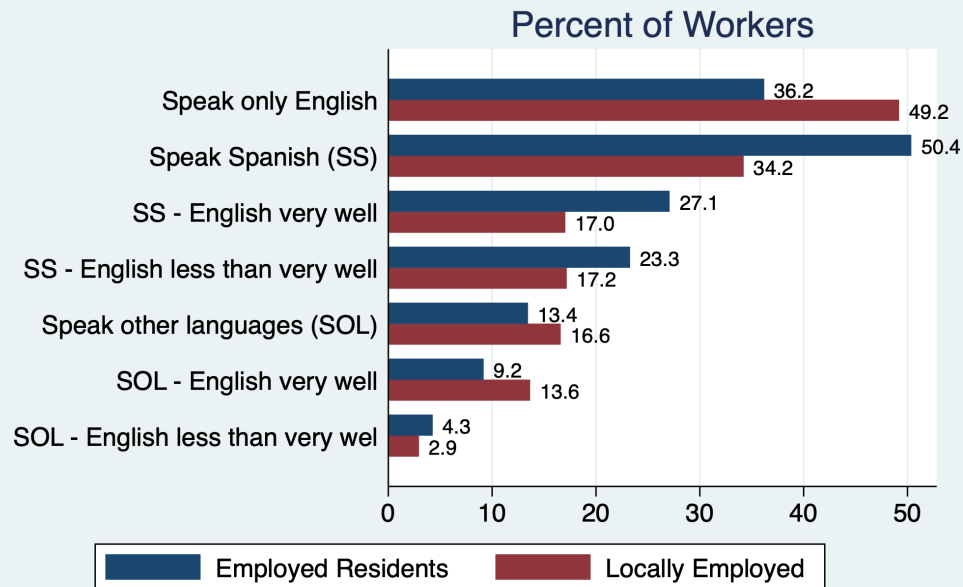
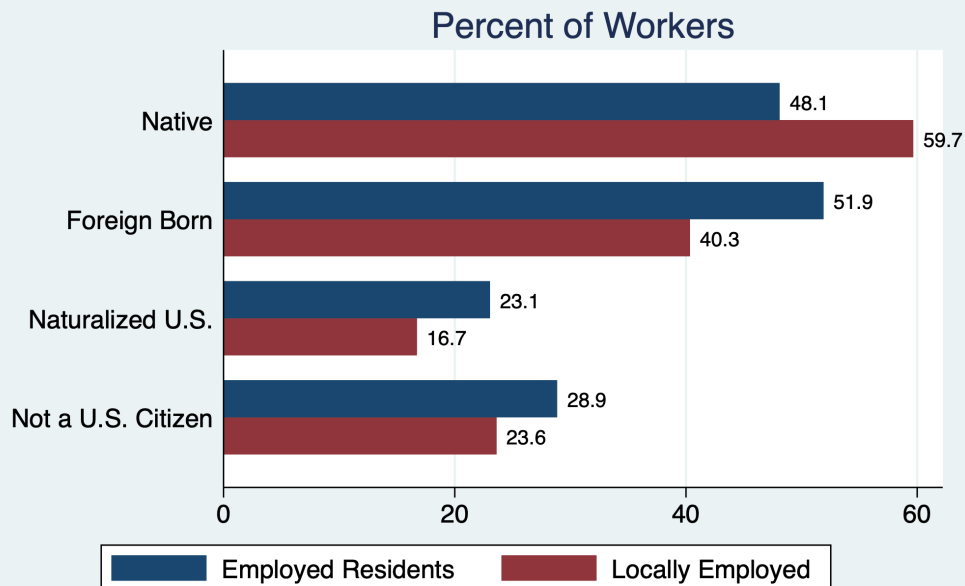


Figure 25: Language Spoken at Home



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

Figure 26: Citizenship



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

Income and Earnings

Per Capita Income Growth

Definition:

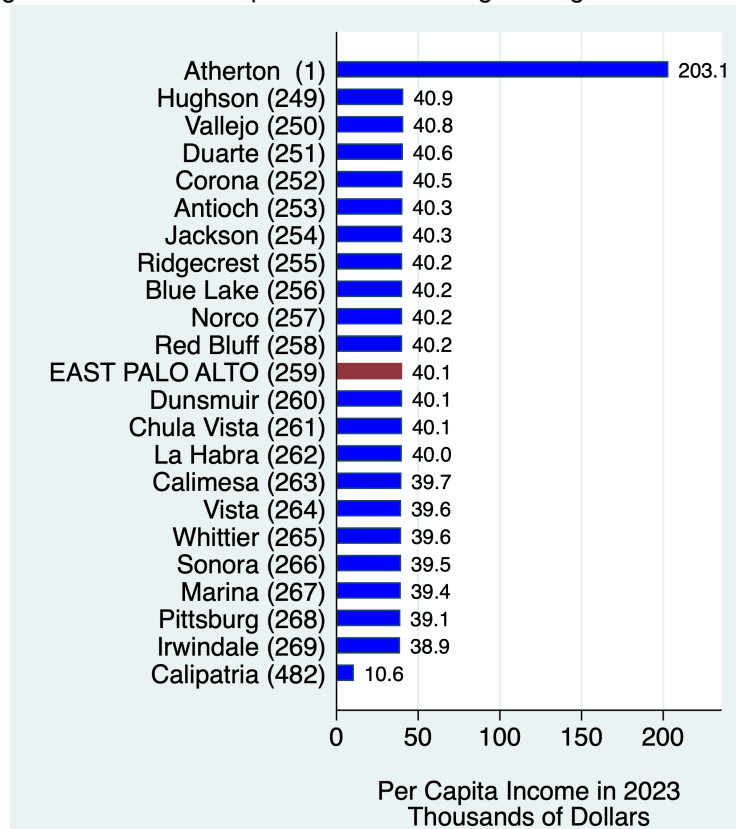
Per capita income is the average income per person in East Palo Alto. Personal income is the income received by, or on behalf of, all persons from all sources: from participation as laborers in production, from owning a home or unincorporated business, from the ownership of financial assets, and from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

business in the form of transfer receipts. Non-cash government benefits are not included.

Why is it important?

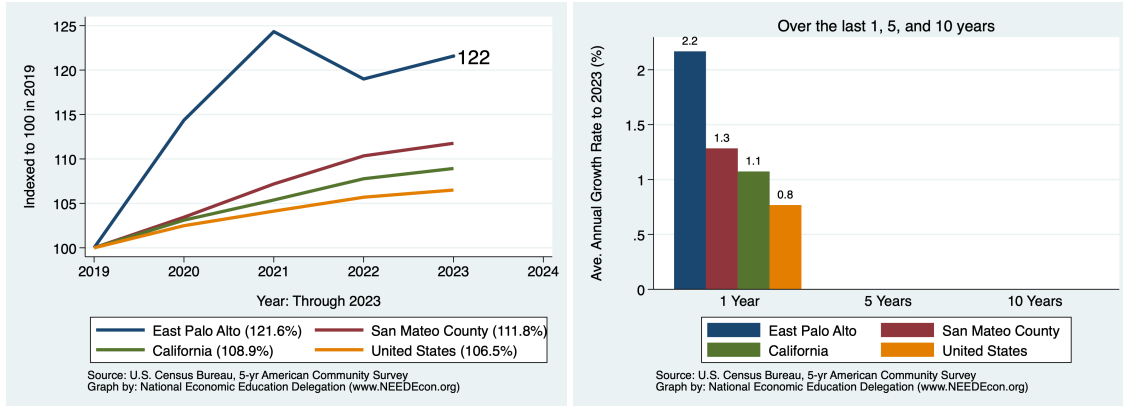
Income is the money that is available to persons for consumption expenditures, taxes, interest payments, transfer payments to governments and the rest of the world, or for saving. As such, it is an important indicator of economic well-being in a community.

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)

Figure 28: Regional Comparison of Growth over Time



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

Figure 29: Income Levels

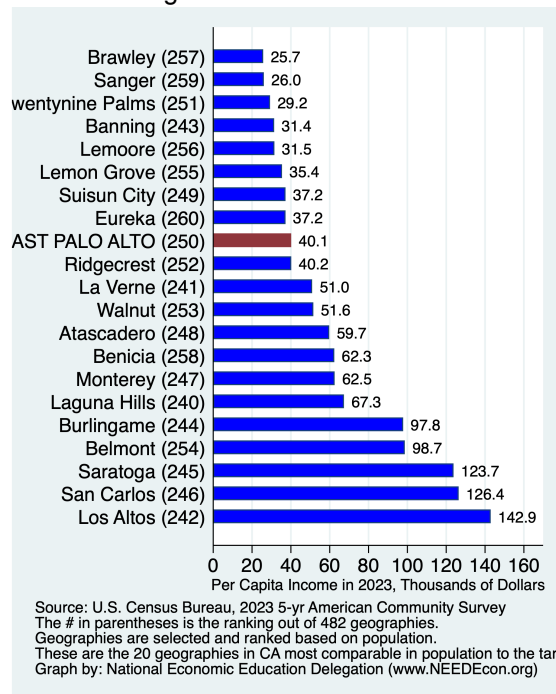
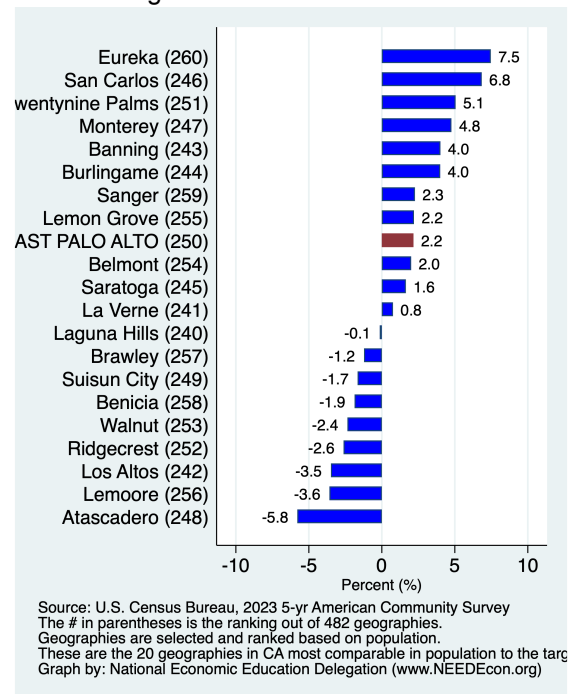


Figure 30: Growth over Time



Real Per Capita Income Ranking Among Cities in San Mateo County

Figure 31: Income Levels

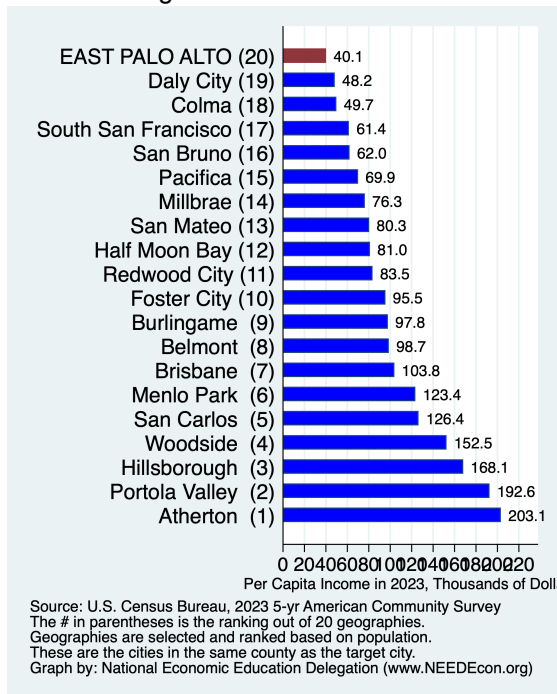


Figure 32: Growth over Time

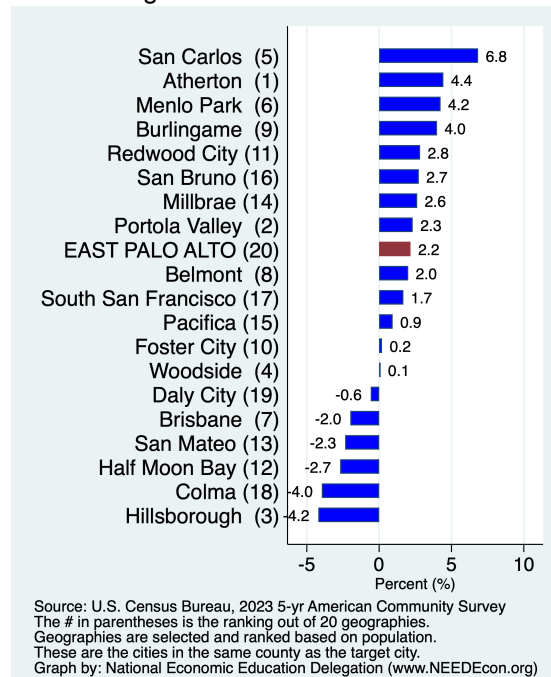


Figure 33: Comparison with All Cities Nationwide

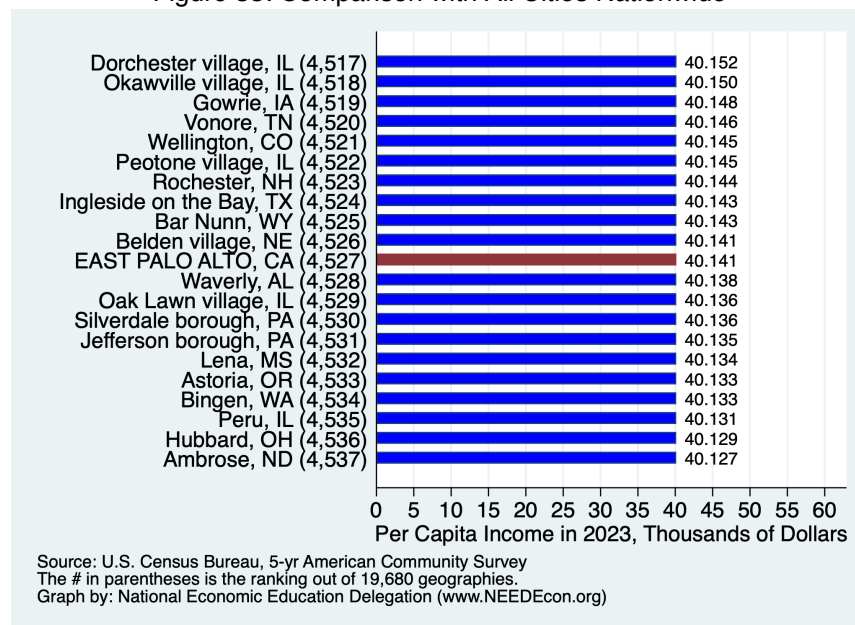


Figure 34: Per Capita Income by Race

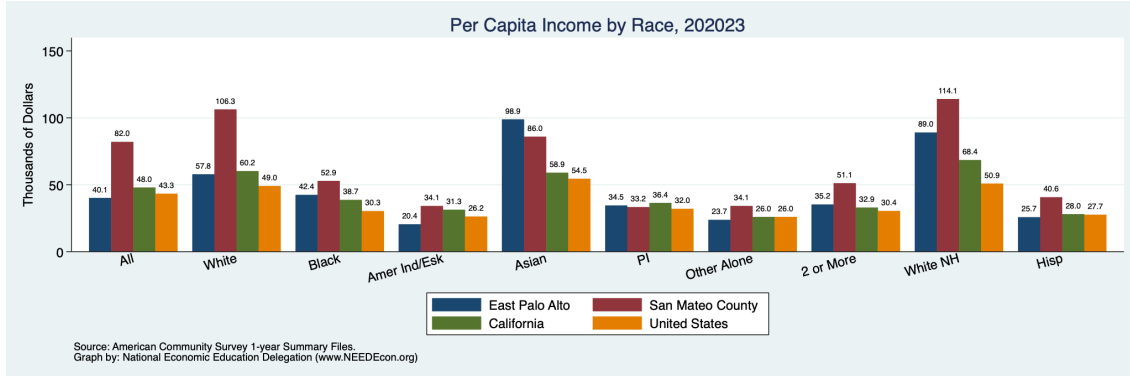
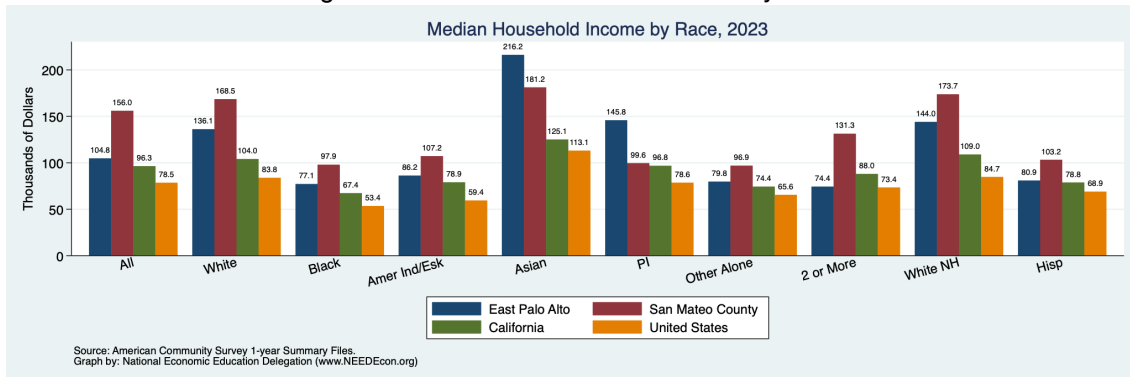


Figure 35: Median Household Income by Race



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.

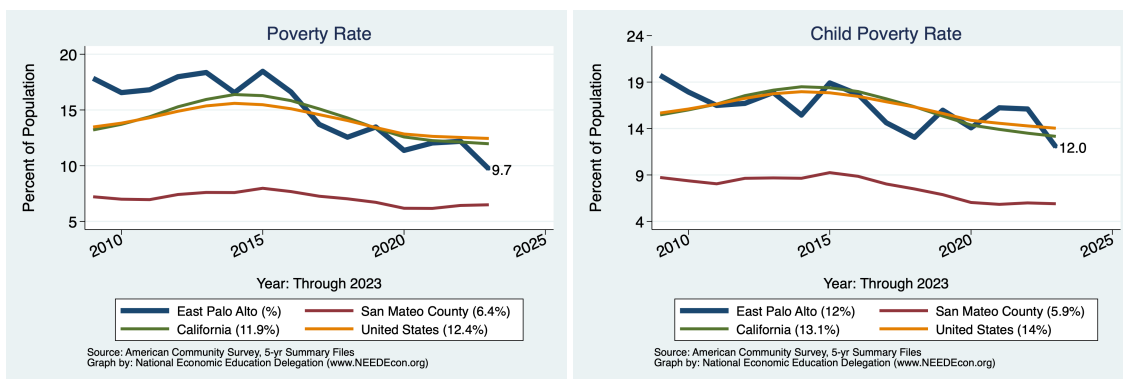


Figure 36: Inequality

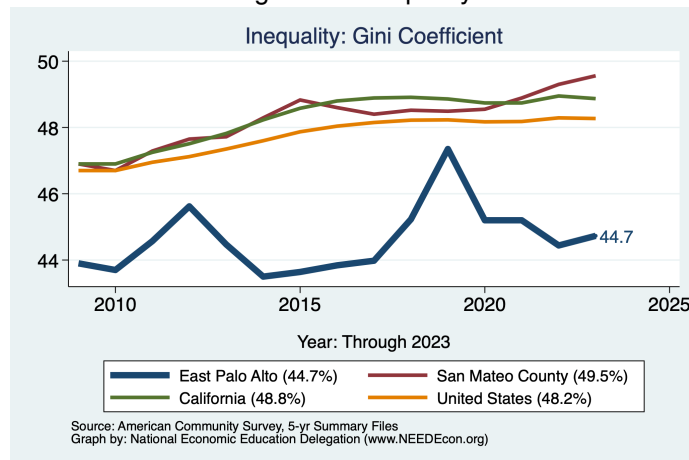


Figure 37: Shares Across the Income Distribution

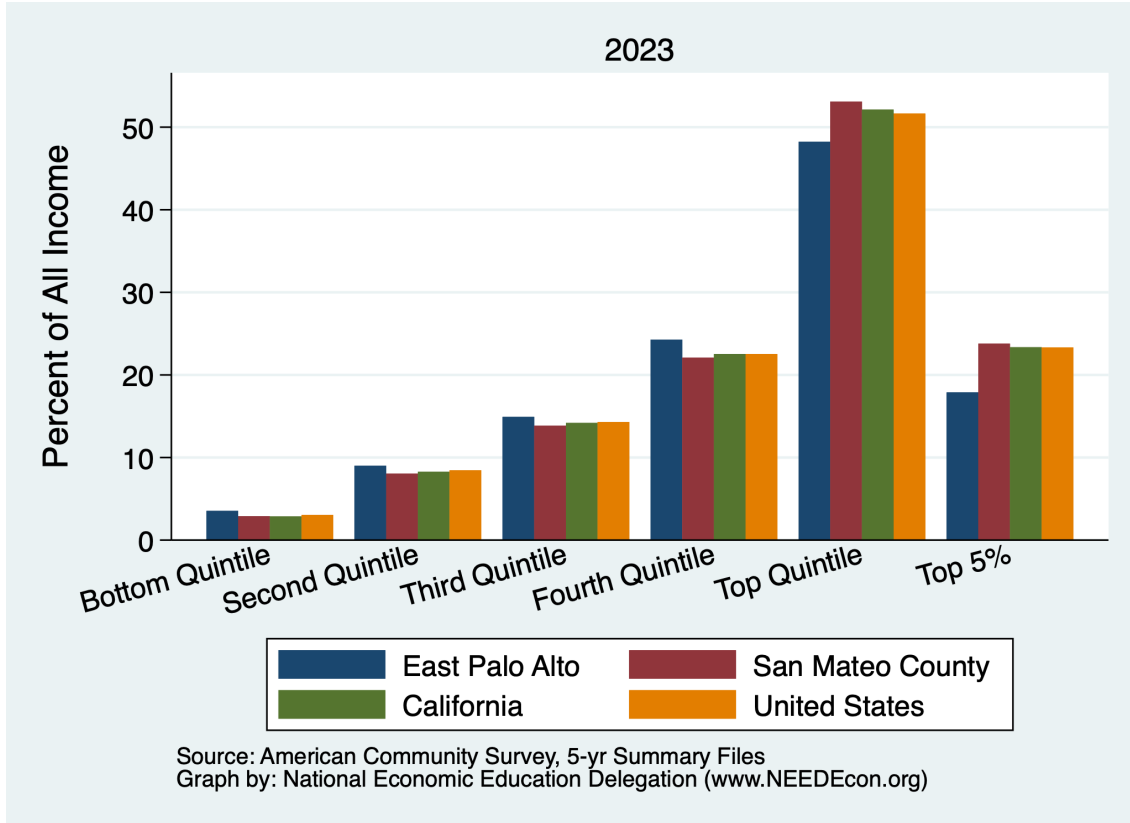
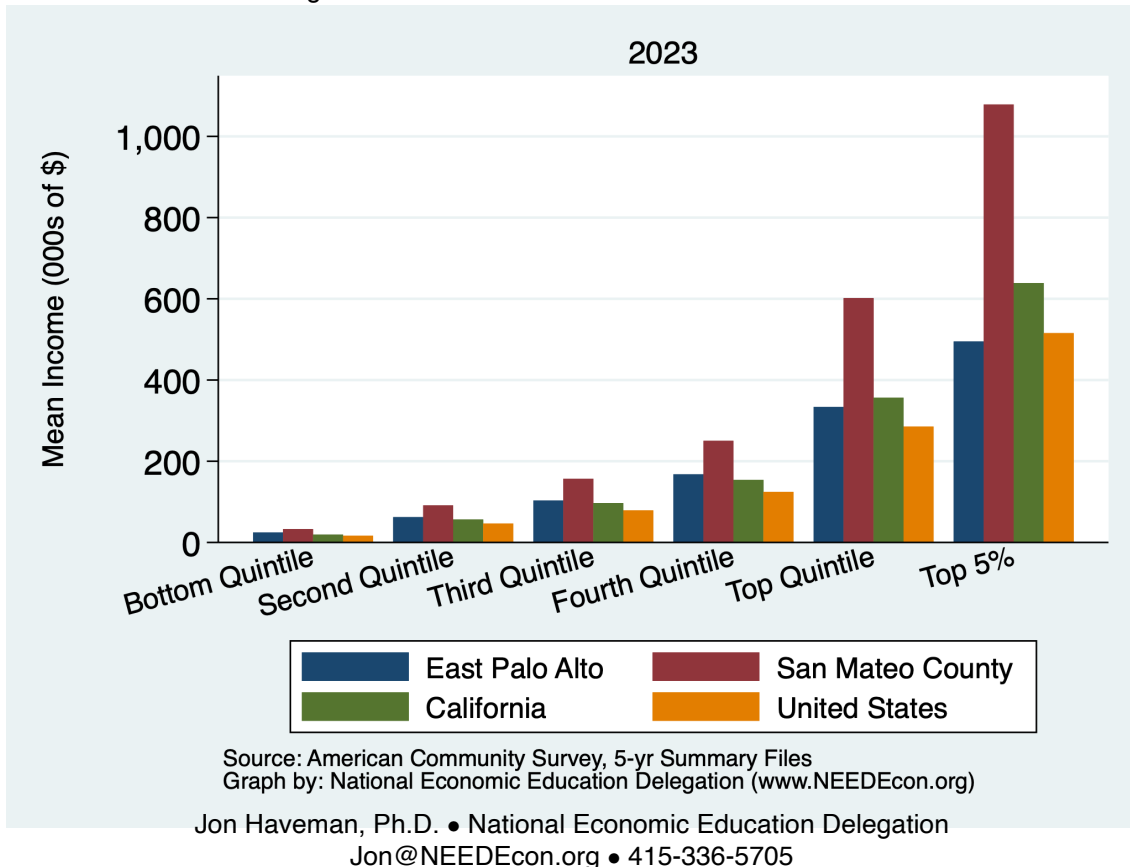


Figure 38: Means Across the Income Distribution



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 East Palo Alto and Broader Regions

Figure 39: Median Home Prices

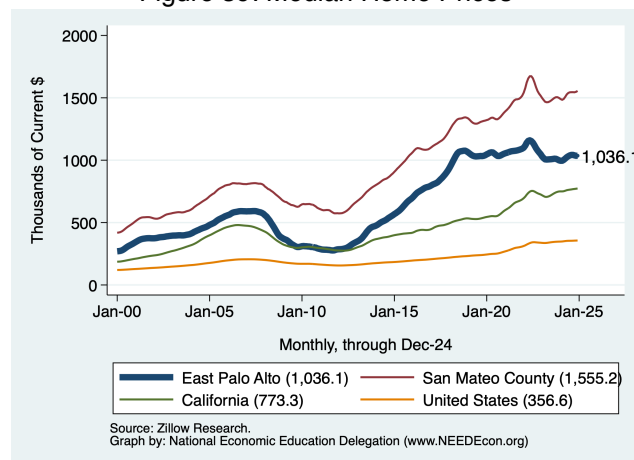
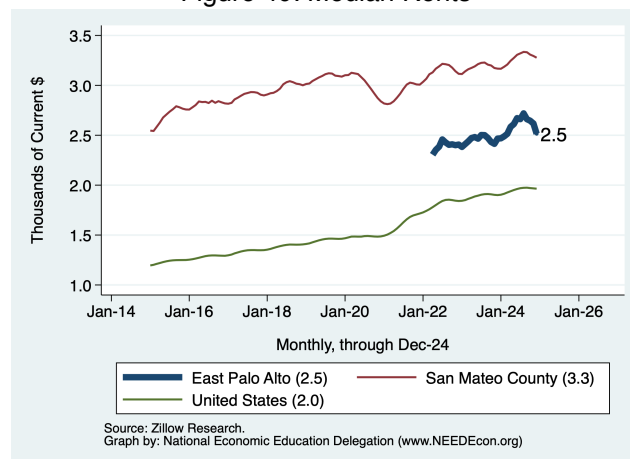


Figure 40: Median Rents



Housing Ownership in East Palo Alto and Broader Regions

Figure 41: Home Ownership Rates

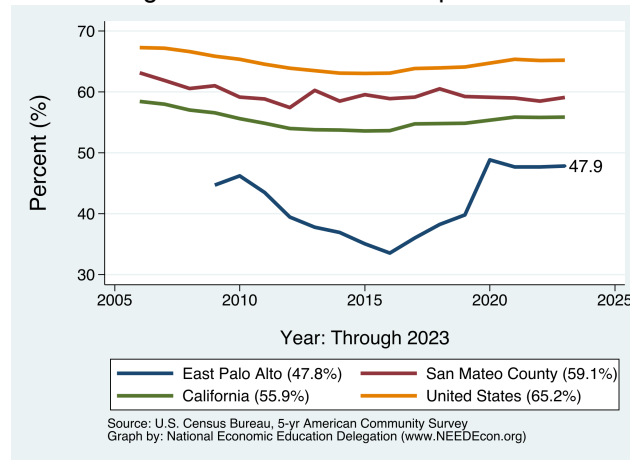


Figure 42: Home Ownership by Age

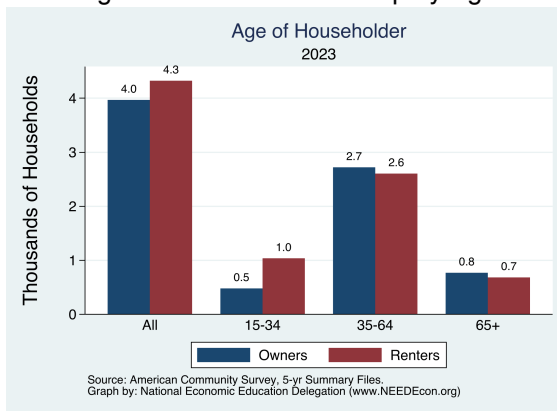


Figure 43: Income by Tenure

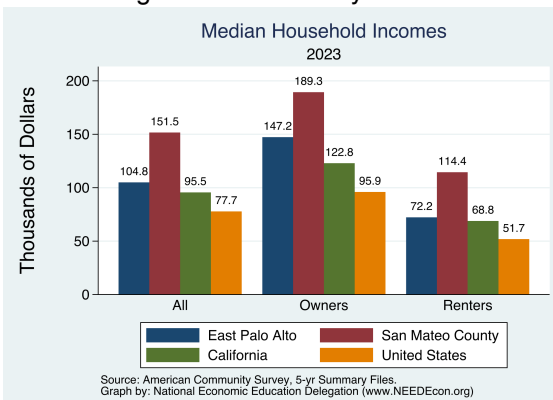


Figure 44: Home Ownership by Race

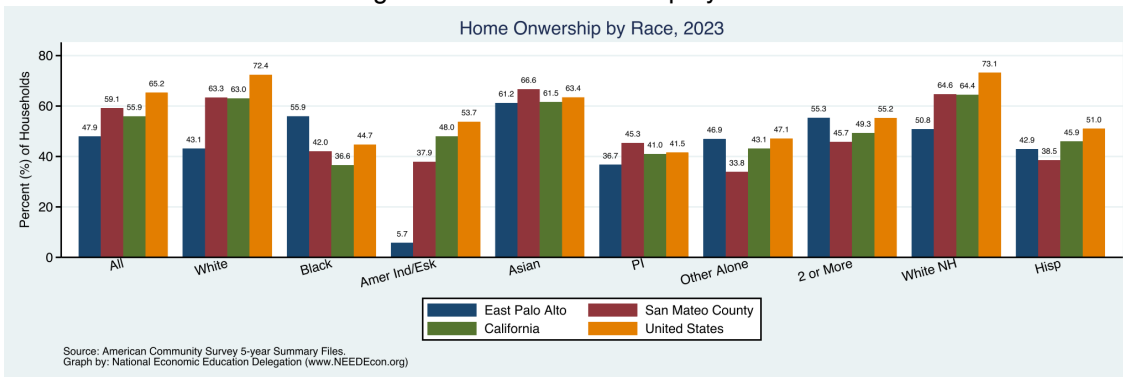


Figure 45: Income Distribution by Tenure

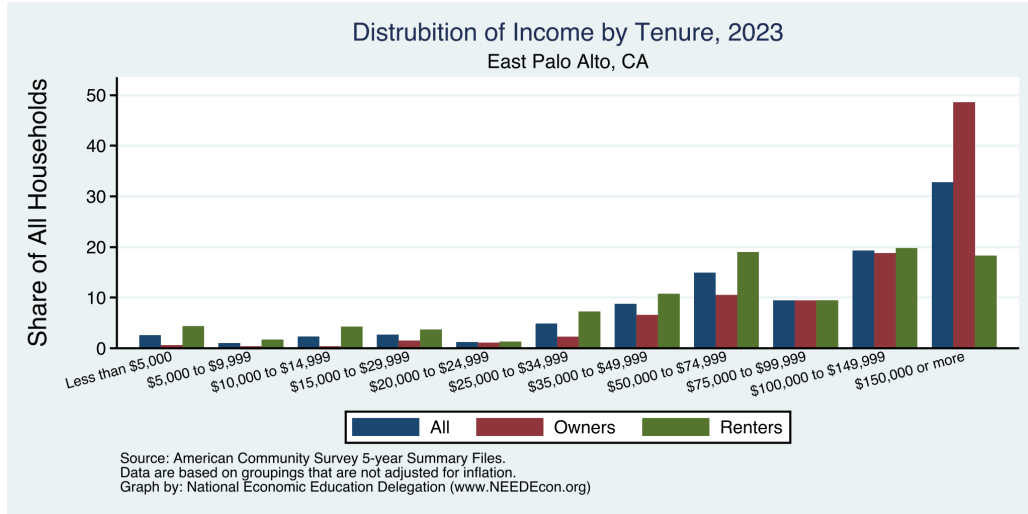


Figure 46: Income Distribution of Home Owners

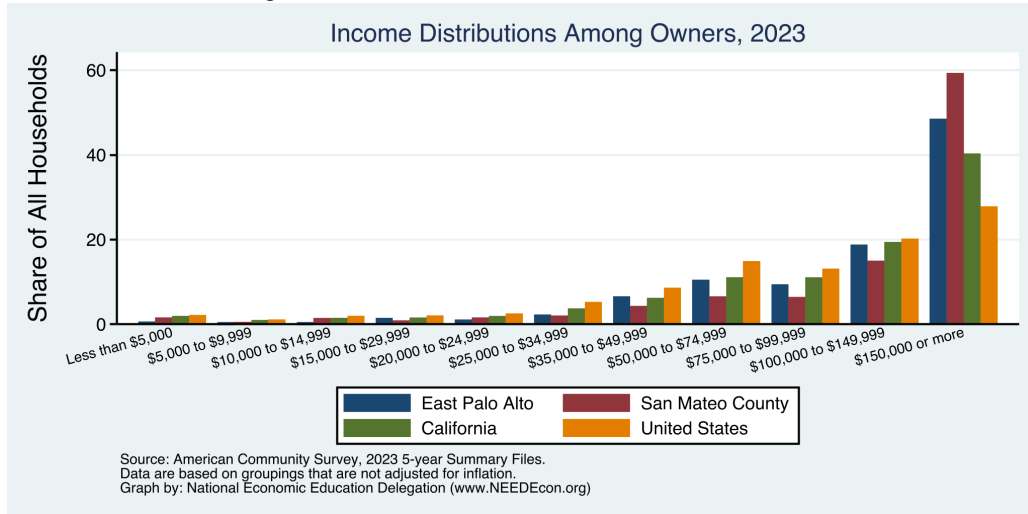
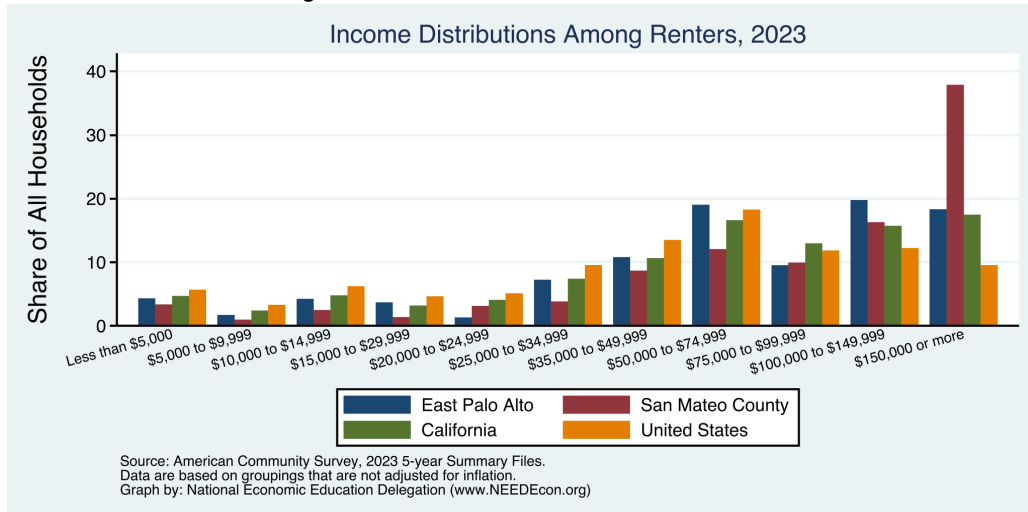


Figure 47: Income Distribution of Renters



Housing Burden in East Palo Alto and Broader Regions

Figure 48: Home Owners w/ A Mortgage

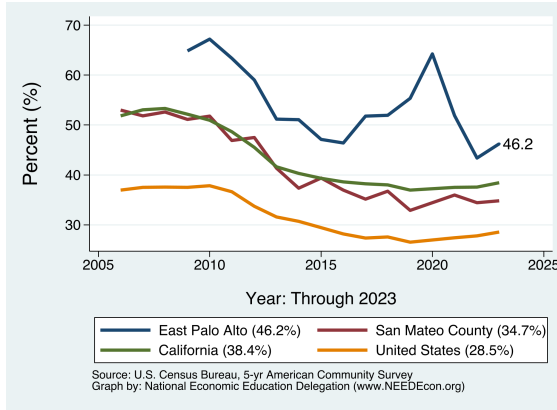


Figure 49: Home Owners w/o A Mortgage

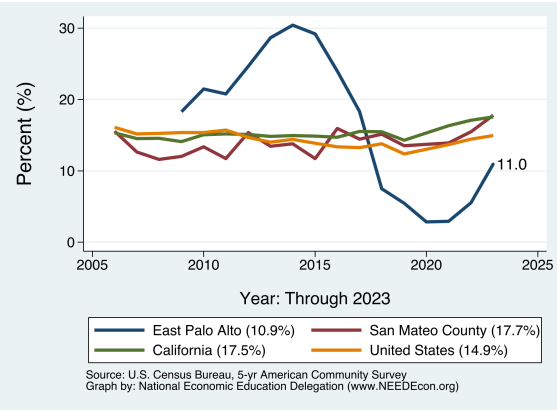


Figure 50: Renters

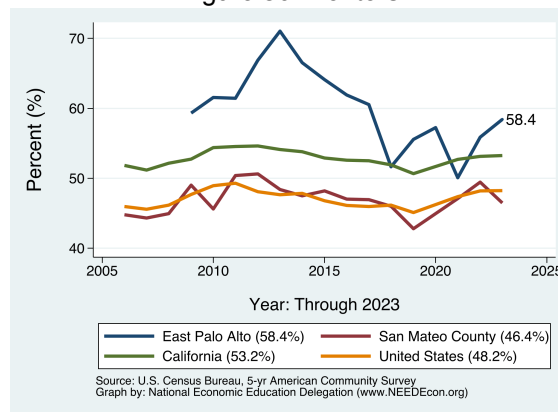
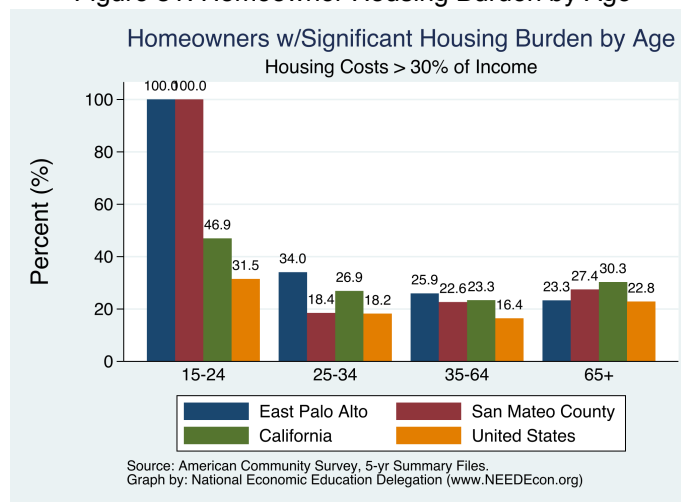


Figure 51: Homeowner Housing Burden by Age



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	29,078.0	30,979.0	28,155.0	-6.1	3.3
Total # of Homes	8,270.0	7,908.0	7,819.0	4.6	5.8
# Occupied Units	7,824.0	7,266.0	6,940.0	7.7	12.7
Persons per Household	3.7	4.2	4.0	-12.9	-8.4
Vacancy Rate (%)	5.4	8.1	11.2	-33.6	-52.0

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

Figure 52: Housing Growth

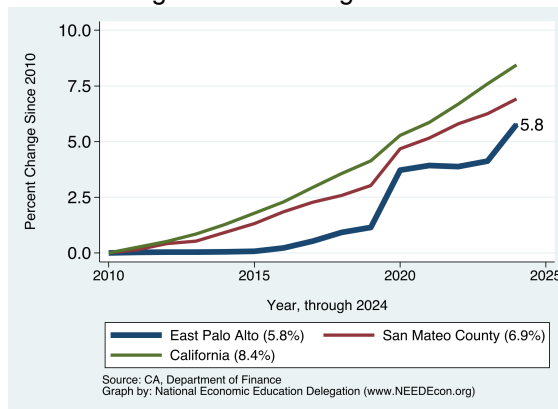


Figure 53: Persons per Household

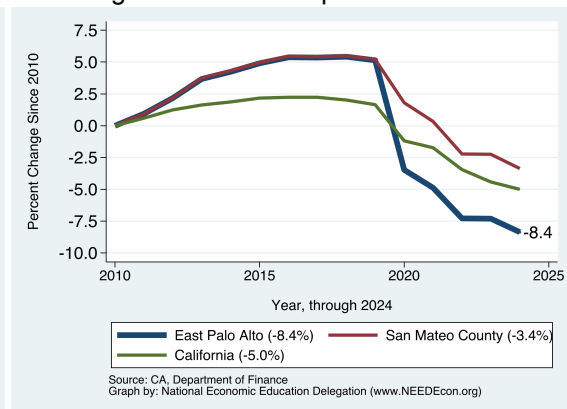


Figure 54: Vacancy Rates

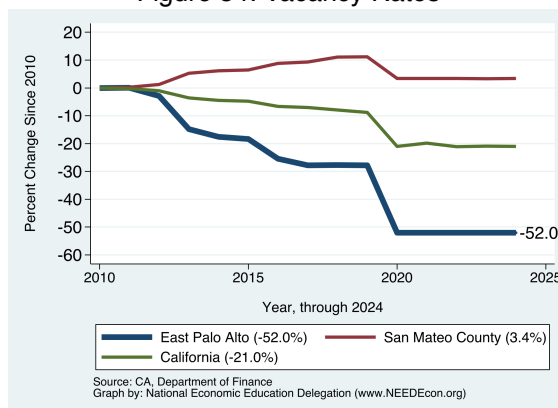
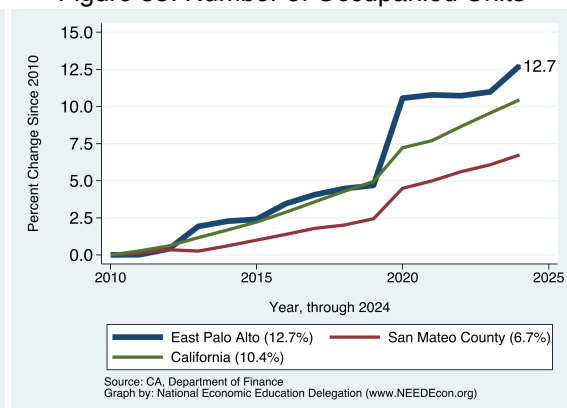


Figure 55: Number of Occupanied Units



Trends in the Growth of Housing by Housing Type

Figure 56: Single Detached Homes

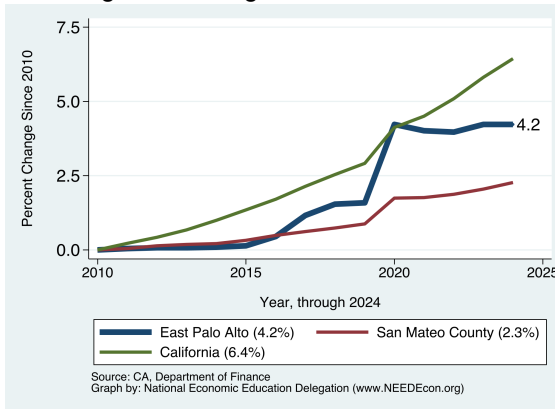


Figure 57: Single Attached Homes

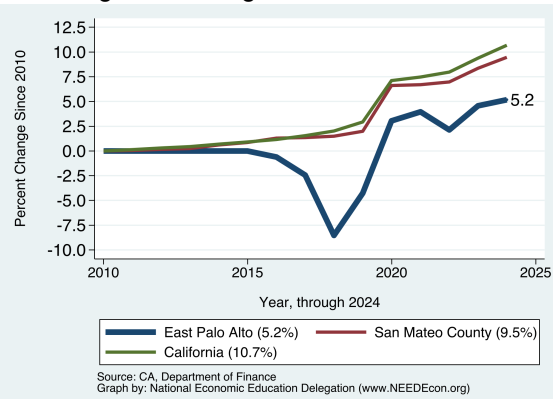


Figure 58: Housing in Buildings with Two to Four Units

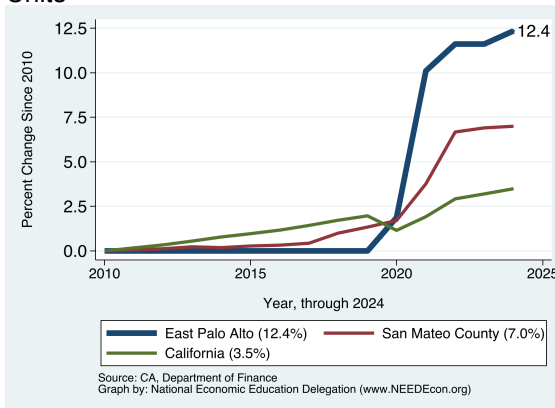
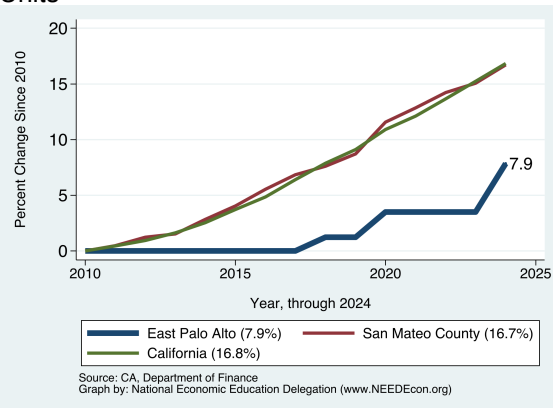


Figure 59: Housing in Buildings with Five or More Units



Vintage of Residential Housing

Why is it important?

This section provides evidence on the year in which residential housing in East Palo Alto 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

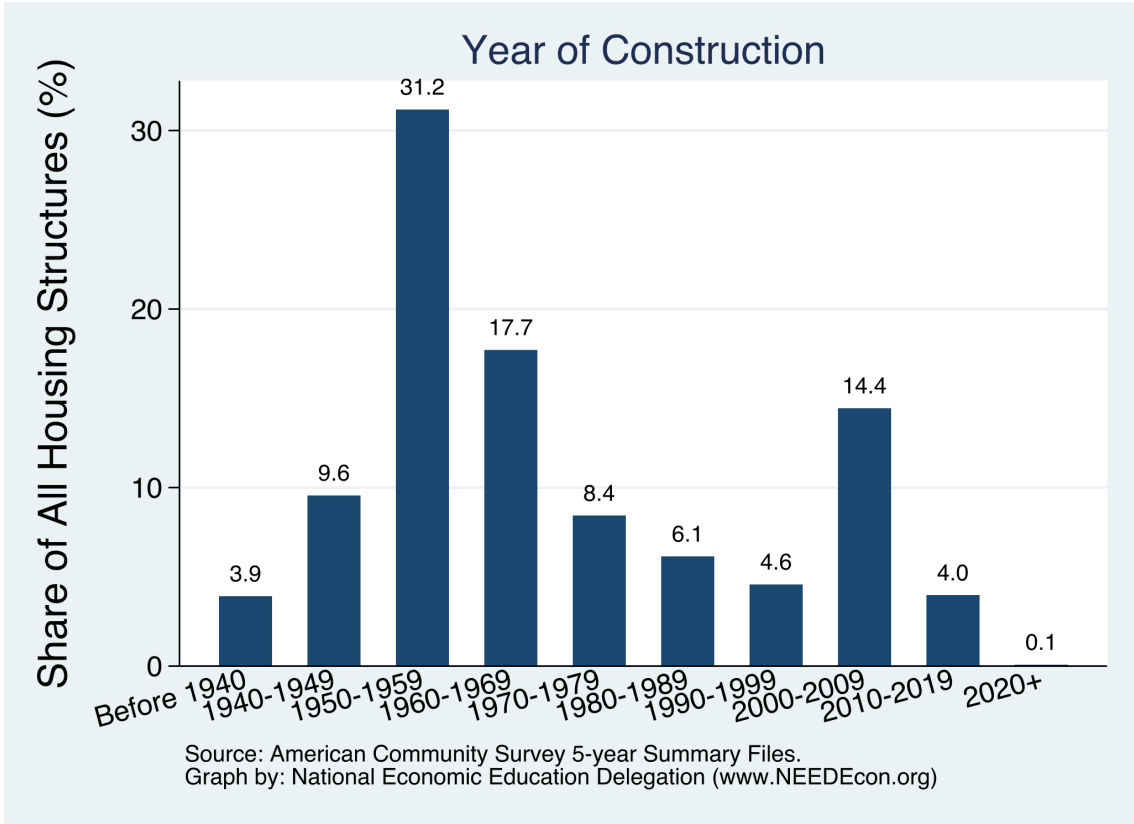


Figure 61: Housing Vintage across Regions

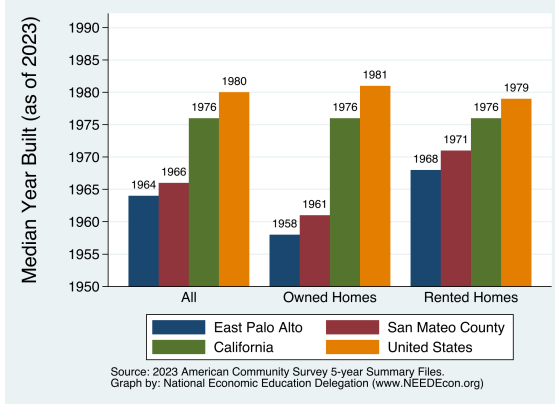


Figure 62: Housing Vintage by Tenure

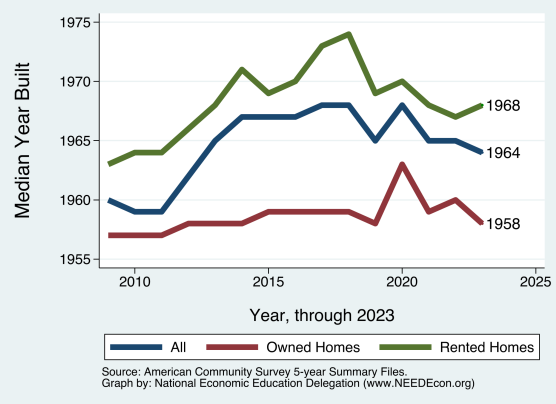


Figure 63: Vintage of Owned Residences

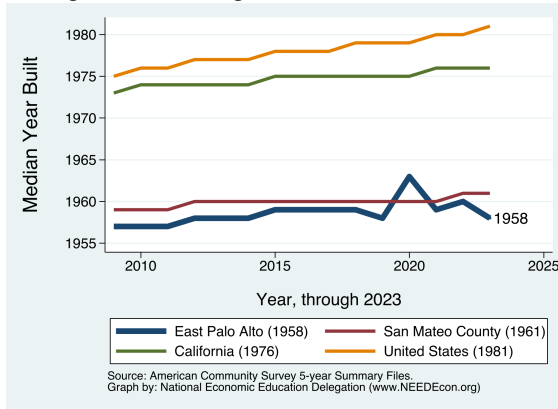


Figure 64: Vintage of Rented Residences

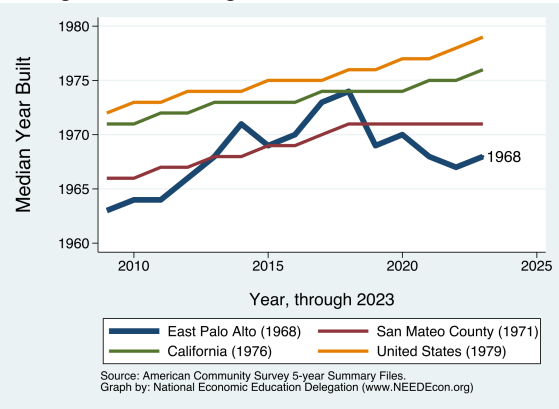
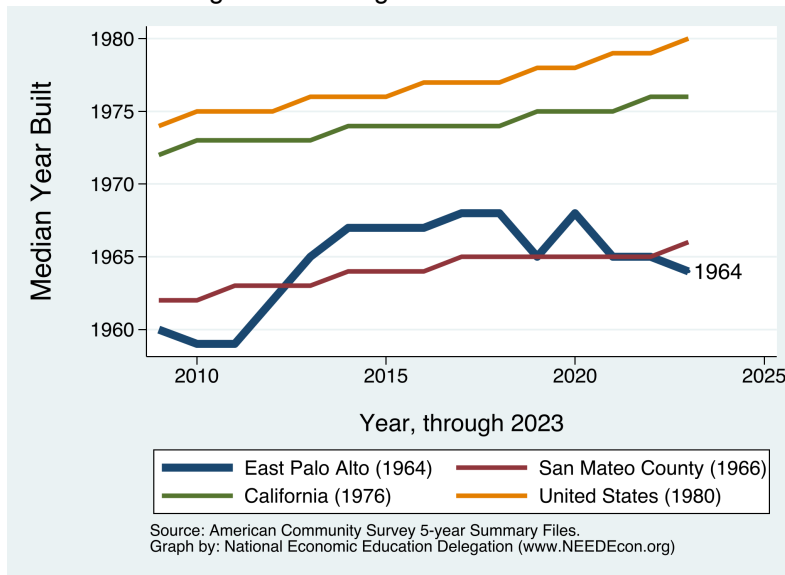


Figure 65: Vintage of All Residences



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

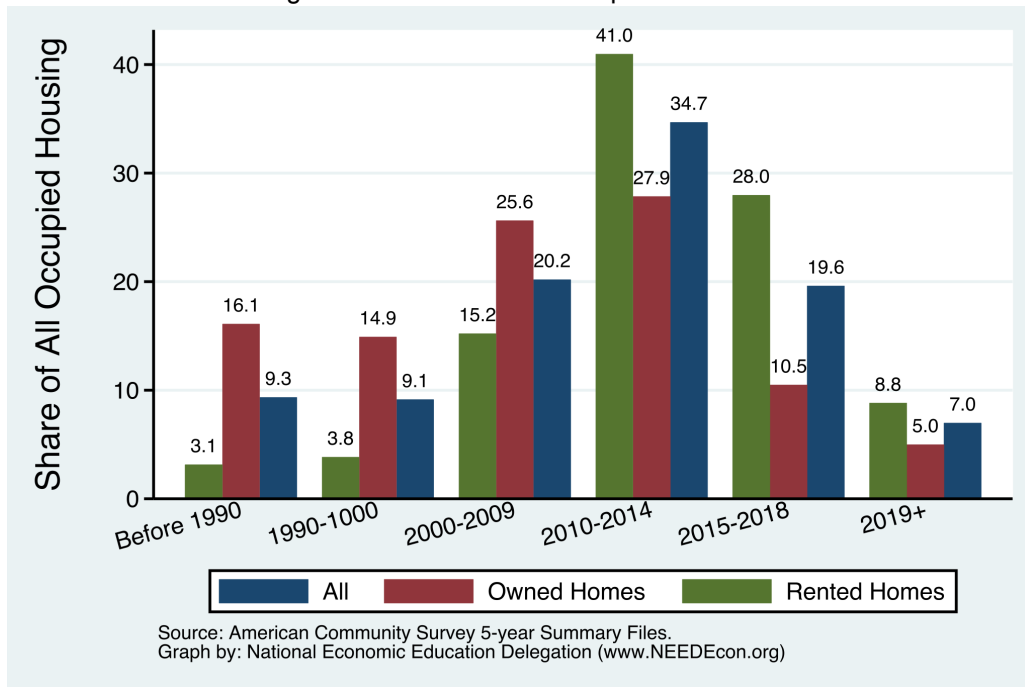


Figure 67: Year Occupied by Current Residents across Regions

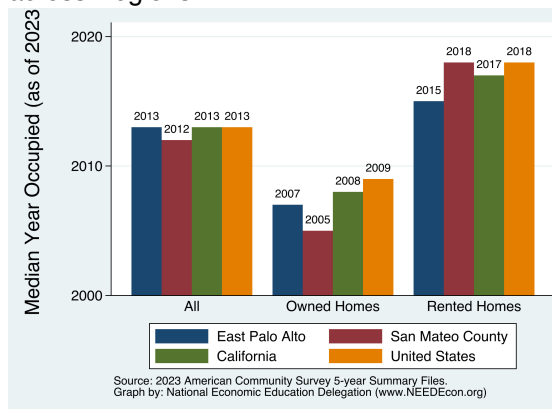


Figure 68: Year Occupied by Current Residents by Tenure

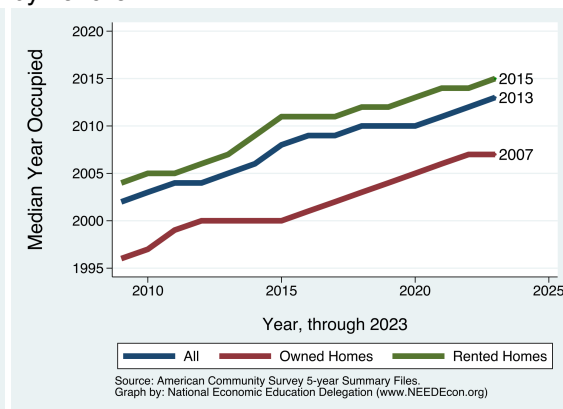


Figure 69: Year Occupied by Current Residents for Owned Housing

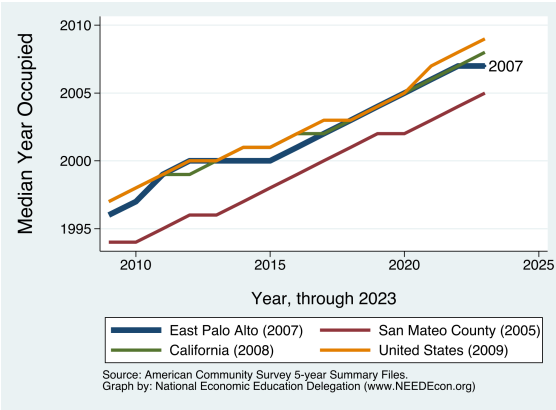


Figure 70: Year Occupied by Current Residents for Rented Housing

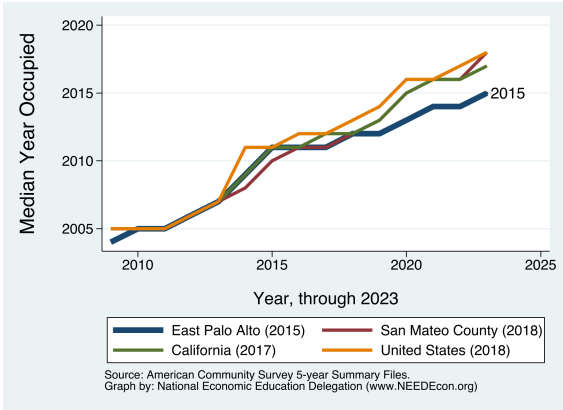
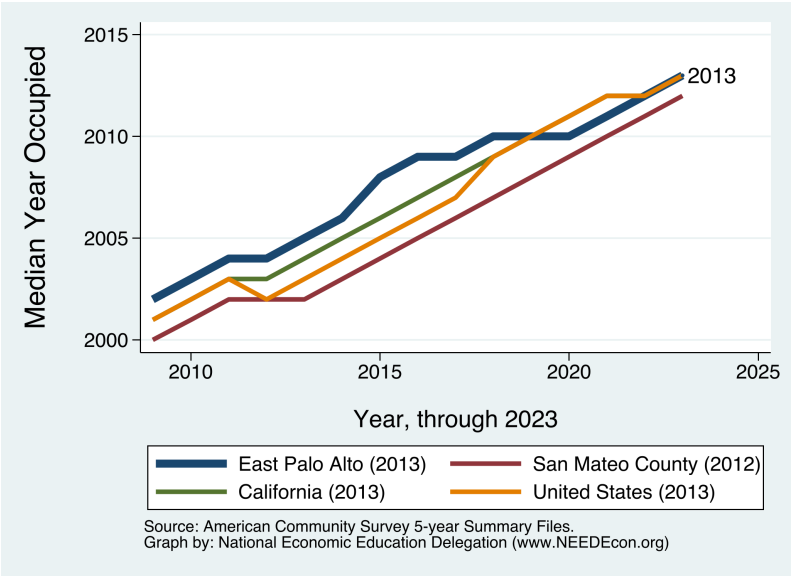


Figure 71: Year Occupied by Current Residents for All Housing



Residential Permitting

Definition:

This indicator provides evidence on the number of residential buildings that are permitted for construction each year. Permit data for East Palo Alto 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.

East Palo Alto - Ranking Among Comparables

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

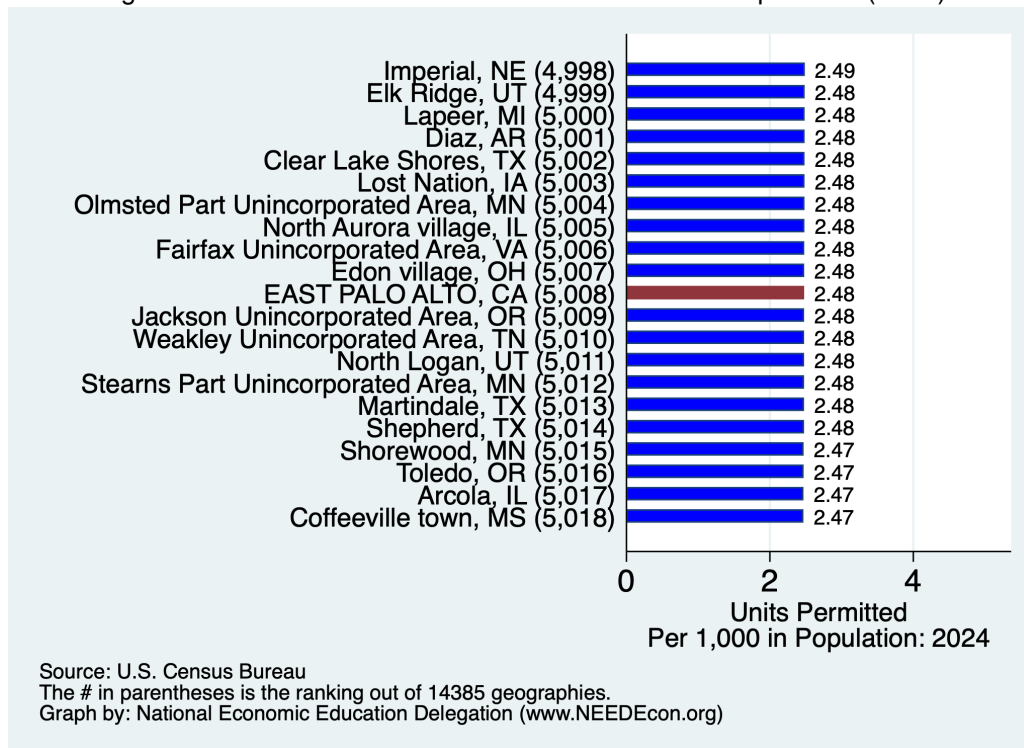
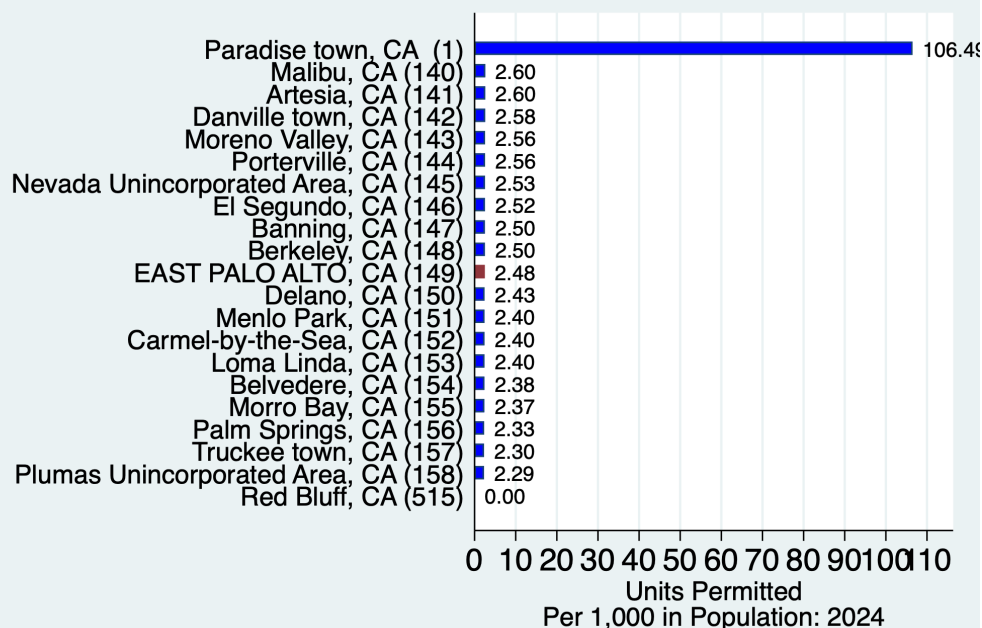
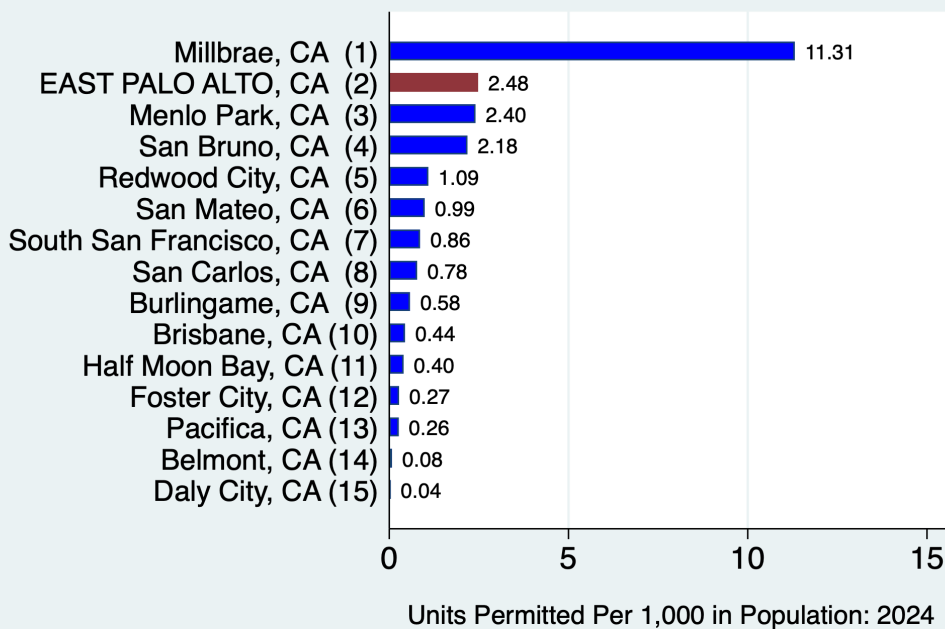


Figure 73: Number of Units Permitted - California Comparables (Rank)



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

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)

East Palo Alto - Permitting Activity

Annual Units Permitted - Per Capita in East Palo Alto

Figure 75: Units Permitted Each Year

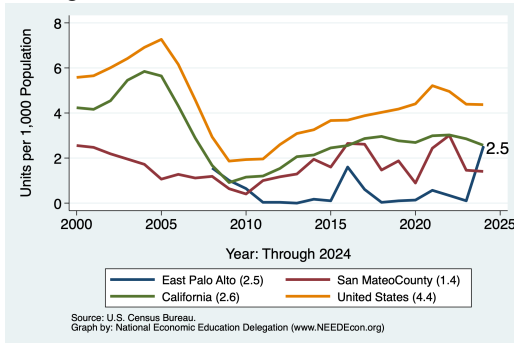
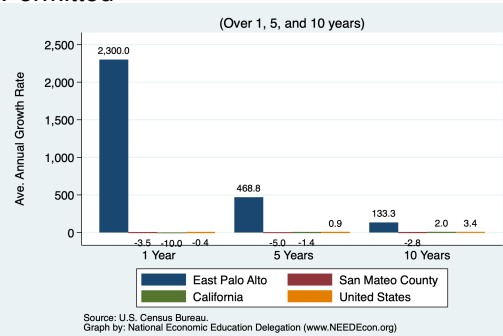


Figure 76: Average Annual Growth in Units Permitted



Annual Number of Buildings Permitted - Per Capita in East Palo Alto

Figure 77: Units Permitted Each Year

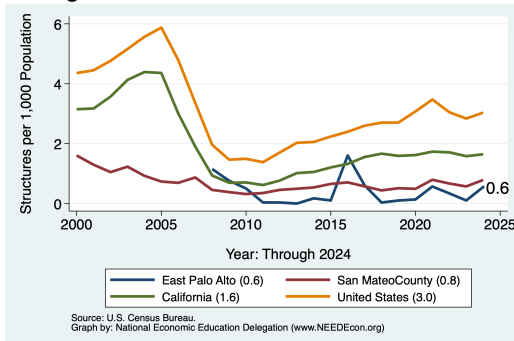
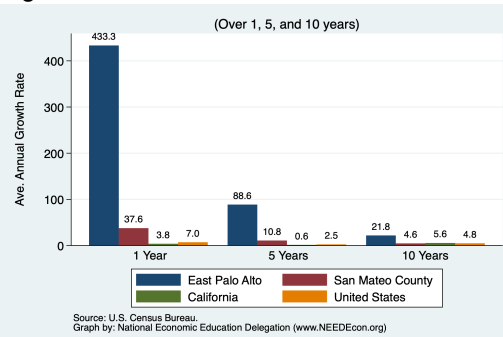


Figure 78: Average Annual Growth in Buildings Permitted



Annual Value of Property Permitted - Per Capita in East Palo Alto

Figure 79: Value Permitted Each Year

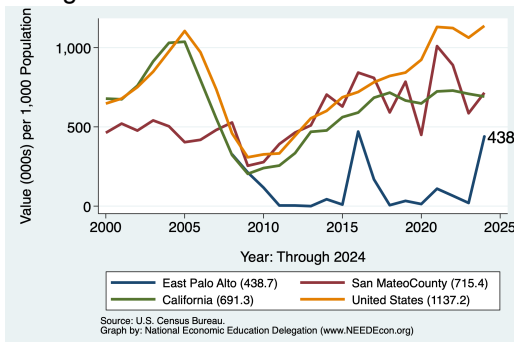
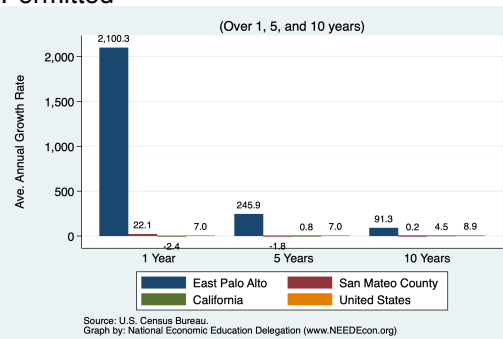


Figure 80: Average Annual Growth in Value Permitted



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

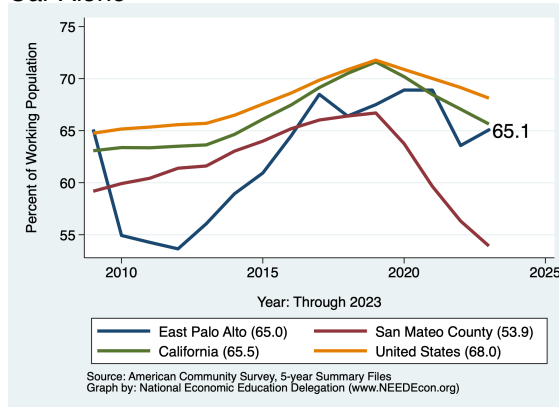


Figure 82: Percent of Workers Commuting by Carpool

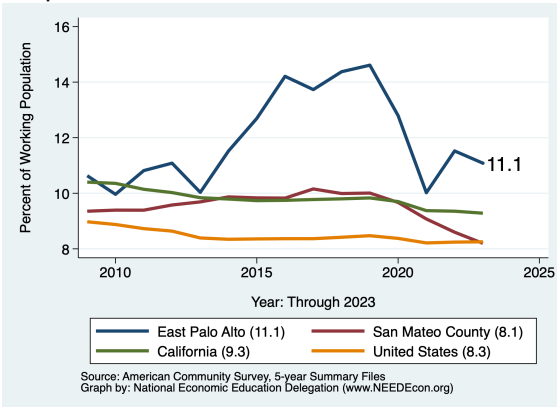


Figure 83: Percent of Workers using Public Transportation

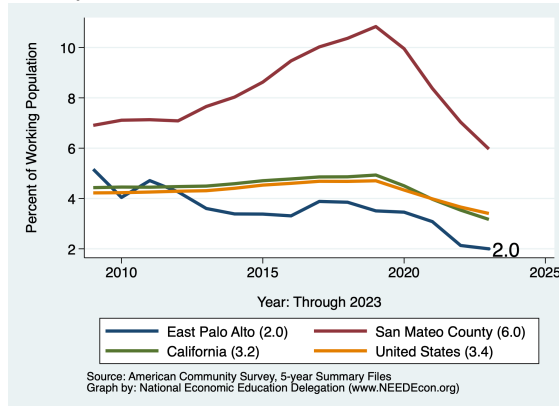
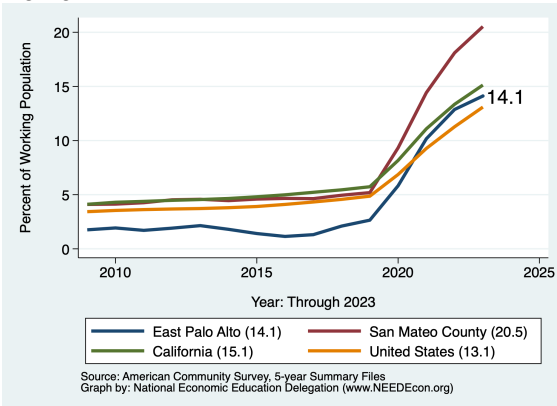


Figure 84: Percent of Workers Who Work From Home



The first table on this page presents data for those who LIVE in East Palo Alto. The second provides data on those who work, but do not necessarily live in East Palo Alto. 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:	6,134	70.2	5,829	77.0	11,963	76.2	76.6
Drove Alone	5,159	59.1	5,063	66.9	10,222	65.1	67.1
Carpooled:	975	11.2	766	10.1	1,741	11.1	9.5
In 2-person carpool	770	8.8	435	5.7	1,205	7.7	6.8
In 3-person carpool	91	1.0	90	1.2	181	1.2	1.6
In 4-or-more-person carpool	114	1.3	241	3.2	355	2.3	1.1
Public Transportation (excl Taxi):	138	1.6	176	2.3	314	2.0	3.2
Bus or Trolley Bus	101	1.2	72	1.0	173	1.1	2.1
Streetcar or Trolley Car	0	0.0	0	0.0	0	0.0	0.6
Subway or Elevated	37	0.4	104	1.4	141	0.9	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	189	2.2	34	0.4	223	1.4	0.7
Walked	114	1.3	177	2.3	291	1.9	2.4
Taxicab, Motorcycle, or other	146	1.7	311	4.1	457	2.9	1.7
Worked at Home	1,172	13.4	1,045	13.8	2,217	14.1	15.5
Total:	7,893	90.4	7,572	100.0	15,465	98.5	

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:	1,608	45.3	1,856	55.8	3,464	51.4	76.6
Drove Alone	1,300	36.7	1,519	45.7	2,819	41.8	67.1
Carpooled:	308	8.7	337	10.1	645	9.6	9.5
In 2-person carpool	258	7.3	217	6.5	475	7.1	6.8
In 3-person carpool	25	0.7	96	2.9	121	1.8	1.6
In 4-or-more-person carpool	25	0.7	24	0.7	49	0.7	1.1
Public Transportation (excl Taxi):	20	0.6	32	1.0	52	0.8	3.2
Bus or Trolley Bus	0	0.0	32	1.0	32	0.5	2.1
Streetcar or Trolley Car	11	0.3	0	0.0	11	0.2	0.6
Subway or Elevated	9	0.3	0	0.0	9	0.1	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	51	1.4	6	0.2	57	0.8	0.7
Walked	179	5.0	128	3.8	307	4.6	2.4
Taxicab, Motorcycle, or other	136	3.8	258	7.8	394	5.8	1.7
Worked at Home	1,172	33.0	1,045	31.4	2,217	32.9	15.4
Total:	3,166	89.3	3,325	100.0	6,491	96.4	

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	73	0.9	65	1.0	138	0.9	2.0
5 to 9 minutes	241	2.9	776	11.5	1,017	6.9	7.6
10 to 14 minutes	1,076	13.0	993	14.8	2,069	14.0	12.2
15 to 19 minutes	918	11.1	1,424	21.2	2,342	15.8	15.1
20 to 24 minutes	1,662	20.1	1,311	19.5	2,973	20.1	14.5
25 to 29 minutes	307	3.7	435	6.5	742	5.0	6.4
30 to 34 minutes	1,084	13.1	622	9.3	1,706	11.5	15.0
35 to 39 minutes	215	2.6	110	1.6	325	2.2	2.9
40 to 44 minutes	79	1.0	369	5.5	448	3.0	4.3
45 to 59 minutes	382	4.6	180	2.7	562	3.8	8.5
60 to 89 minutes	373	4.5	109	1.6	482	3.3	7.6
90 or more minutes	311	3.8	133	2.0	444	3.0	3.9
Total:	6,721	81.1	6,527	97.1	13,248	89.5	

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

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

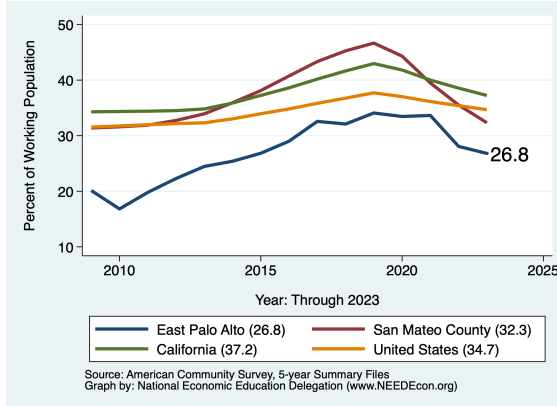


Figure 86: Percent of Employed Population With Commutes of More than 90 Minutes

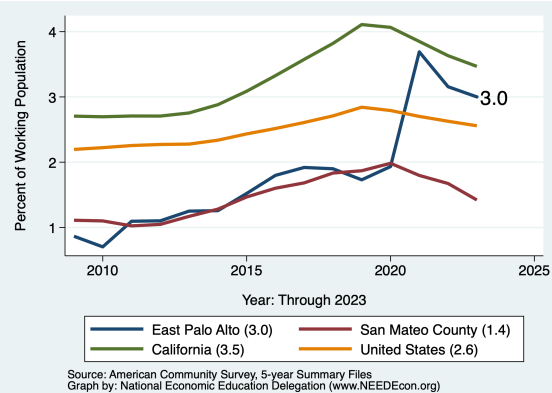
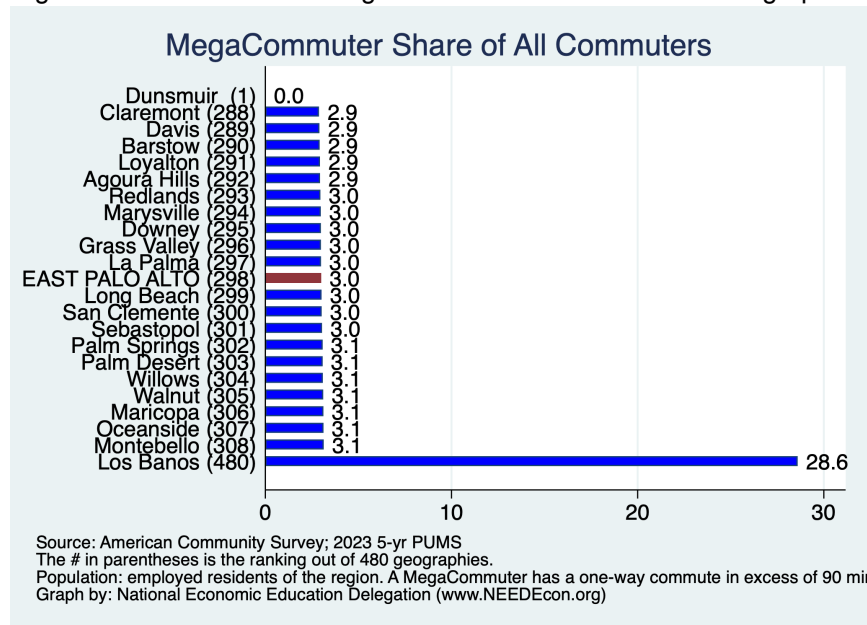


Figure 87: Rank: Share of MegaCommuters Across Similar Geographies



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	68	2.5	0	0.0	68	1.3	2.0
5 to 9 minutes	72	2.7	443	18.2	515	10.2	7.6
10 to 14 minutes	140	5.2	404	16.6	544	10.7	12.2
15 to 19 minutes	246	9.2	300	12.3	546	10.8	15.1
20 to 24 minutes	203	7.6	416	17.1	619	12.2	14.5
25 to 29 minutes	193	7.2	89	3.6	282	5.6	6.4
30 to 34 minutes	515	19.2	194	8.0	709	14.0	15.0
35 to 39 minutes	34	1.3	75	3.1	109	2.2	2.9
40 to 44 minutes	103	3.8	82	3.4	185	3.7	4.3
45 to 59 minutes	123	4.6	157	6.4	280	5.5	8.5
60 to 89 minutes	150	5.6	120	4.9	270	5.3	7.6
90 or more minutes	147	5.5	0	0.0	147	2.9	3.9
Total:	1,994	74.5	2,280	93.5	4,274	84.3	

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

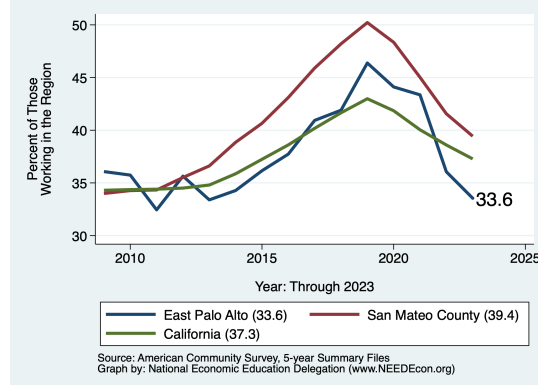


Figure 89: Percent of Local Employees With Commutes of More than 90 Minutes

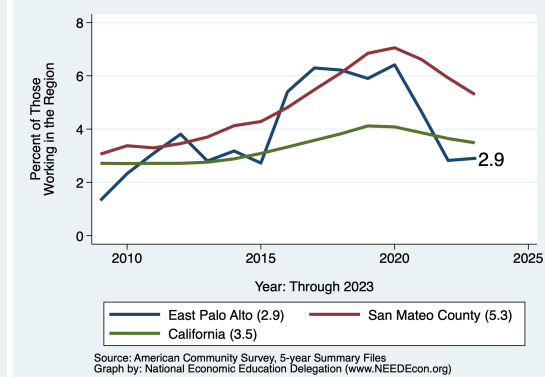
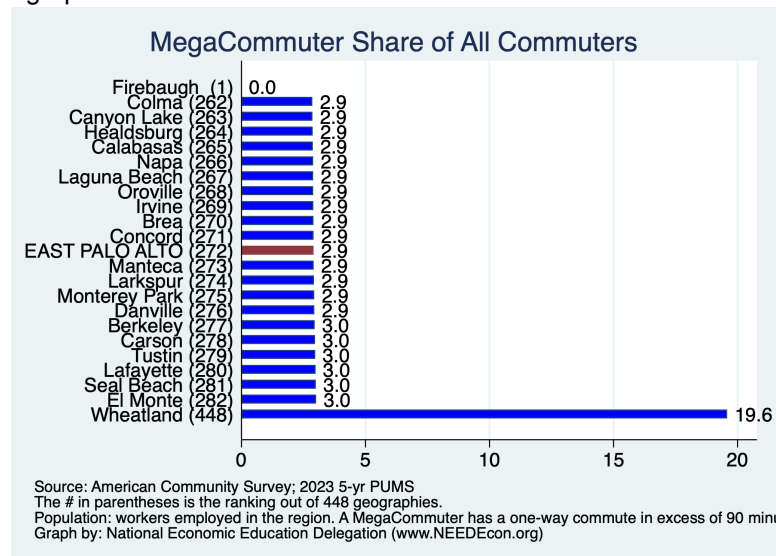


Figure 90: Rank: Share of MegaCommuters Across Similar Geographies



Place of Work

This section provides evidence on where workers living in East Palo Alto work. As evidenced in the first table, some of East Palo Alto'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 East Palo Alto 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:	7,893	90.4	7,572	100.0	15,465	98.5	99.6
Worked in county of residence	4,225	48.4	4,525	59.8	8,750	55.7	84.6
worked outside of county of residence	3,668	42.0	3,047	40.2	6,715	42.7	15.0
Worked outside state of residence	0	0.0	0	0.0	0	0.0	0.4
Total:	7,893	90.4	7,572	100.0	15,465	98.5	

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

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

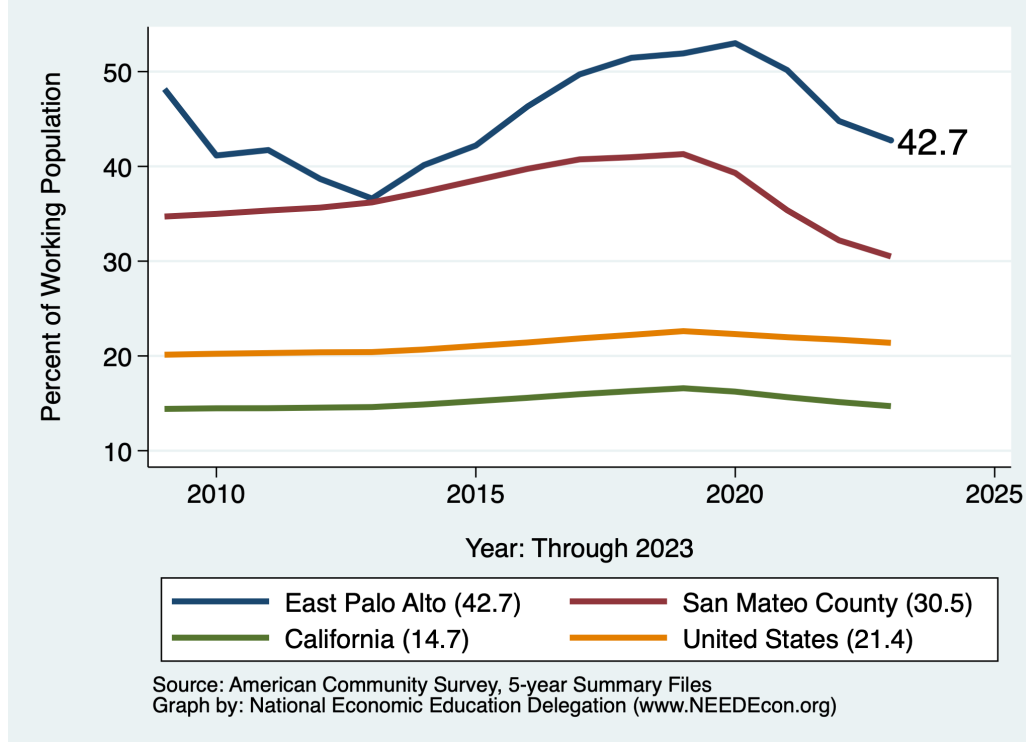
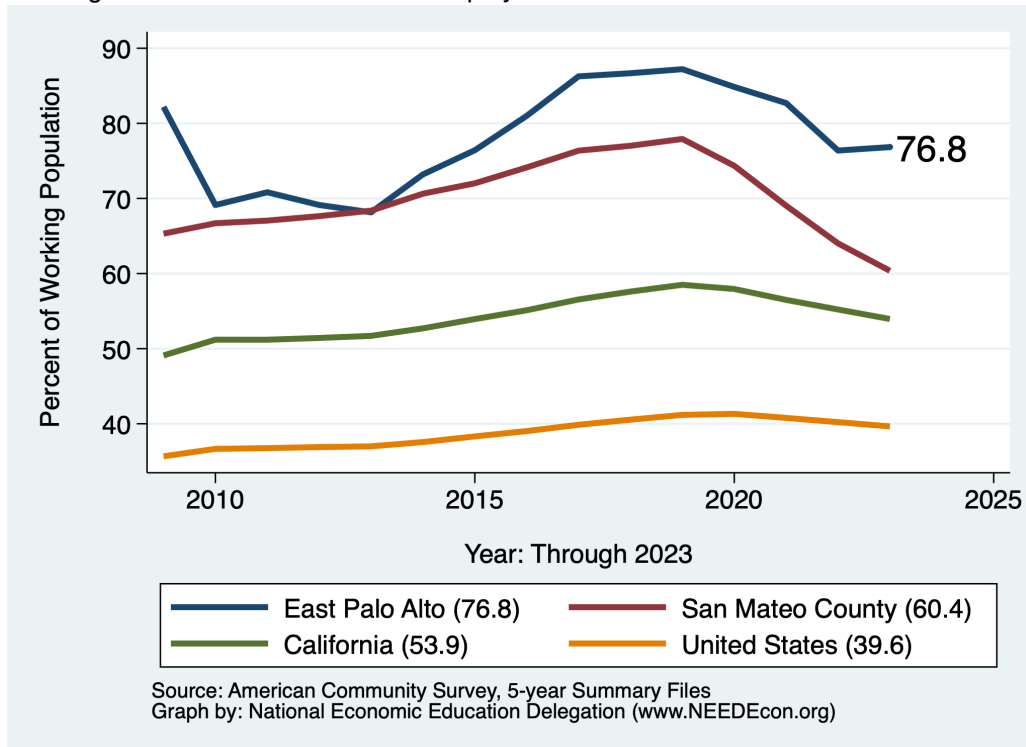


Table 11. SEX OF WORKERS BY PLACE OF WORK-PLACE LEVEL

Place of Work	Male		Female		All Workers		All of CA (%)
	#	(%)	#	(%)	#	(%)	
Living in a place:	7,893	90.4	7,572	100.0	15,465	98.5	95.9
Worked in place of residence	1,440	16.5	1,955	25.8	3,395	21.6	40.8
Worked outside place of residence	6,453	73.9	5,617	74.2	12,070	76.8	55.1
Not living in a place	0	0.0	0	0.0	0	0.0	4.1
Total:	7,893	90.4	7,572	100.0	15,465	98.5	

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	48,754	50,877	105.2	48,079	104.3
Car, truck, or van - carpooled	33,221	37,998	96.0	36,165	94.5
Public transportation (excluding taxicab)		40,820		46,264	
Walked	18,407	30,831	65.5	28,707	66.0
Taxicab, motorcycle, bicycle, or other means		41,875		38,017	
Worked from home	61,287	81,088	83.0	71,072	88.7
Total:	47,031	51,620	91.1	48,394	97.2

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	1,878	26.9	4,857	77.8	2,558	65.6	10,222	65.1	
Car, Truck, or Van: Carpooled	671	9.6	609	9.8	206	5.3	1,741	11.1	
Public Transportation (excl Taxi)	128	1.8	34	0.5	109	2.8	314	2.0	
Walked	178	2.6	29	0.5	0	0.0	291	1.9	
Taxicab, Motorcycle, or other	336	4.8	185	3.0	119	3.1	680	4.3	
Worked at Home	459	6.6	525	8.4	909	23.3	2,217	14.1	
Total:	3,650	52.3	6,239		3,901		15,465	98.5	

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	374	22.4	852	48.8	1,401	50.2	2,819	41.8	
Car, Truck, or Van: Carpooled	209	12.5	193	11.1	147	5.3	645	9.6	
Public Transportation (excl Taxi)	5	0.3	27	1.5	20	0.7	52	0.8	
Walked	154	9.2	91	5.2	0	0.0	307	4.6	
Taxicab, Motorcycle, or other	327	19.6	5	0.3	119	4.3	451	6.7	
Worked at Home	459	27.5	525	30.1	909	32.6	2,217	32.9	
Total:	1,528	91.7	1,693	97.0	2,596	93.0	6,491	96.4	

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	446	32.0	350	15.8	9,426	66.7	10,222	65.1
Car, Truck, or Van: Carpooled	60	4.3	312	14.1	1,369	9.7	1,741	11.1
Public Transportation (excl Taxi)	76	5.5	5	0.2	233	1.6	314	2.0
Walked	0	0.0	41	1.9	250	1.8	291	1.9
Taxicab, Motorcycle, or other	0	0.0	32	1.4	648	4.6	680	4.3
Worked at Home	10	0.7	8	0.4	2,199	15.6	2,217	14.1
Total:	592	42.5	748	33.8	14,125		15,465	98.5

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	29	7.9	169	40.0	2,621	41.4	2,819	41.8
Car, Truck, or Van: Carpooled	21	5.8	125	29.6	499	7.9	645	9.6
Public Transportation (excl Taxi)	0	0.0	5	1.2	47	0.7	52	0.8
Walked	0	0.0	41	9.7	266	4.2	307	4.6
Taxicab, Motorcycle, or other	0	0.0	0	0.0	451	7.1	451	6.7
Worked at Home	10	2.7	8	1.9	2,199	34.7	2,217	32.9
Total:	60	16.4	348	82.3	6,083	96.1	6,491	96.4

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 East Palo Alto is a net recipient (migration inflows) or donor (migration 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

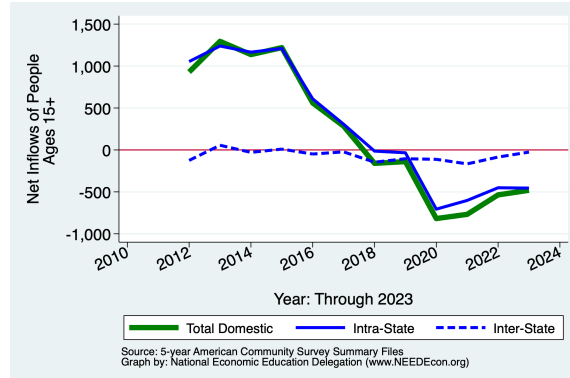


Table 17: Migration by Income

Category	Population	All Migration	Net Inflows			
			Same State			From Abroad
			W/in County	Between Counties	Across States	
No income	4,410	80	151	-124	-31	84
With income	19,690	-294	56	-538	5	183
\$1 to \$9,999 or less	2,449	107	52	46	-20	29
\$10,000 to \$14,999	1,464	45	19	10	5	11
\$15,000 to \$24,999	2,412	54	27	-49	-18	94
\$25,000 to \$34,999	2,184	-48	3	-37	-14	0
\$35,000 to \$49,999	3,510	-26	-7	-16	-22	19
\$50,000 to \$64,999	2,562	-41	45	-128	42	0
\$65,000 to \$74,999	864	-30	-10	-33	0	13
\$75,000 or more	4,245	-355	-73	-331	32	17
All:	24,100	-214	207	-662	-26	267

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

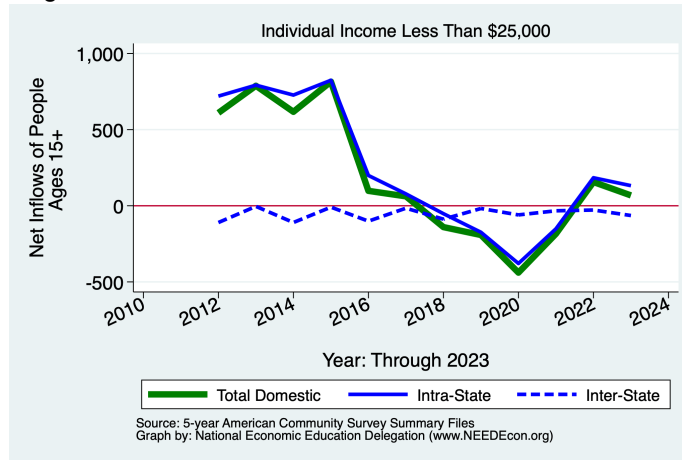


Figure 95: Overall Movements of Middle Income Residents

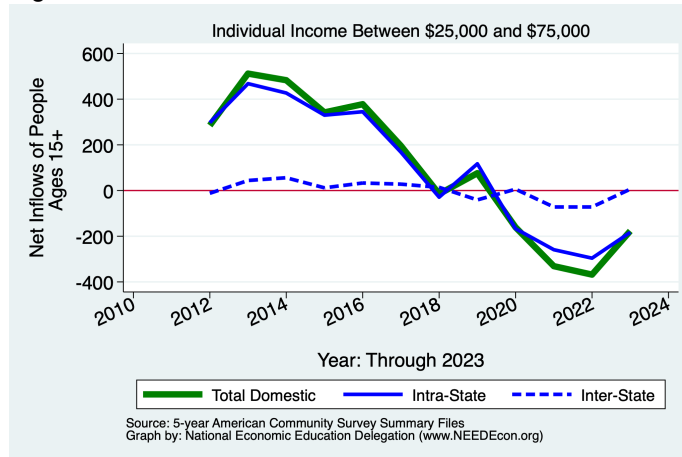
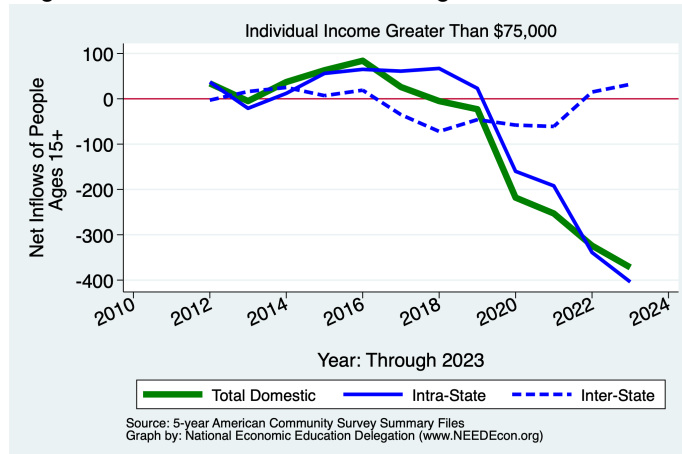


Figure 96: Overall Movements of High Income Residents



Demographics of Migration Flows

Table 18: Migration by Marital Status

Category	Population	All Migration	Net Inflows			
			Same State		Across States	From Abroad
			W/in County	Between Counties		
Never married	10,729	-22	154	-295	-5	124
Now married, except separated	9,870	-245	39	-344	-79	139
Divorced	2,275	-37	-27	-27	17	0
Separated	423	83	41	17	25	0
Widowed	803	7	0	-13	16	4
Total:	24,100	-214	207	-662	-26	267

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

Table 19: Migration by Tenure

Category	Population	All Migration	Net Inflows			
			Same State		Across States	From Abroad
			W/in County	Between Counties		
Householder lived in owner-occupied housing units	13,790	55	-83	189	-96	45
Householder lived in renter-occupied housing units	14,641	-238	85	-721	60	338
Total:	28,431	-183	2	-532	-36	383

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

Figure 97: Domestic Movements of Residents by Tenure

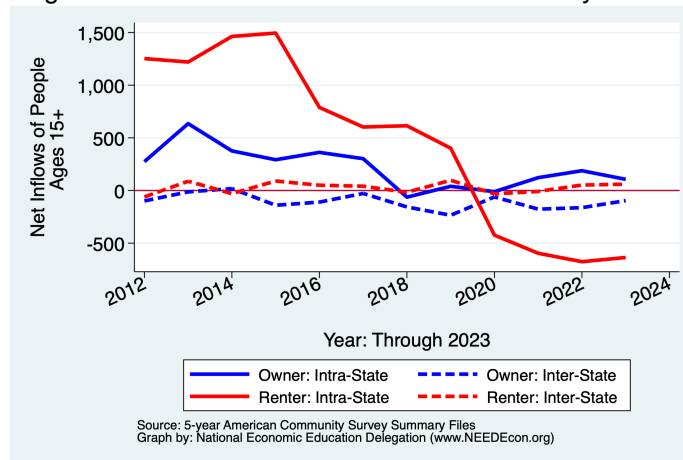


Table 20: Migration by Age

Category	Population	All Migration	Net Inflows			
			Same State			From Abroad
			W/in County	Between Counties	Across States	
1 to 4 years	1,163	-140	-95	-58	-19	32
5 to 17 years	4,970	-14	-79	-8	-14	87
18 and 19 years	829	-37	39	-82	-7	13
20 to 24 years	1,996	-129	97	-239	-19	32
25 to 29 years	2,974	94	-4	28	6	64
30 to 34 years	2,281	-14	-35	25	-21	17
35 to 39 years	1,802	-44	87	-87	-74	30
40 to 44 years	2,410	-73	-19	-91	-37	74
45 to 49 years	1,878	-69	12	-108	27	0
50 to 54 years	1,443	86	34	-20	72	0
55 to 59 years	1,934	-99	-24	-95	0	20
60 to 64 years	2,167	32	3	10	2	17
65 to 69 years	966	-4	-23	19	0	0
70 to 74 years	620	21	17	4	0	0
75 years and over	1,220	9	20	-27	16	0
Total Population:	28,653	-381	30	-729	-68	386

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

Table 21: Migration by Educational Attainment

Category	Population	All Migration	Net Inflows			
			Same State			From Abroad
			W/in County	Between Counties	Across States	
Less than high school graduate	4,692	154	52	81	-25	46
High school graduate (includes equiv)	4,547	51	-9	15	15	30
Some college or assoc. degree	5,380	-116	13	-202	3	70
Bachelor's degree	2,766	142	25	31	52	34
Graduate or professional degree	2,310	-292	-13	-267	-54	42
Total:	19,695	-61	68	-342	-9	222

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	40,350	40,350
Moved Within Same County	33,092	45,507
Moved to Different County, Same State	46,941	65,357
Moved Between States	50,735	0
Moved from Abroad	17,182	
Total Population:	40,531	41,732

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	36.3	36.3
Moved Within Same County	36.0	28.6
Moved to Different County, Same State	32.2	31.3
Moved Between States	30.1	29.3
Moved from Abroad	26.6	
Total Population:	35.3	35.2

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>

State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State — January 1. Sacramento, California, May. <https://dof.ca.gov/forecasting/demographics/estimates/>

State of California, Department of Finance, E-2. California County Population Estimates and Components of Change by Year, July 1, 2010-2021. Sacramento, California, December. <https://dof.ca.gov/forecasting/demographics/>

State of California, Department of Finance, E-1 Population Estimates for Cities, Counties and the State with Annual Percent Change — January 1. Sacramento, California, May. <https://dof.ca.gov/forecasting/demographics/>