

Albany, California

Indicators Report

by
The National Economic Education Delegation (NEED)

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Exploring the economics, demographics, and well-being of Albany 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 Albany (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 Albany. These indicators are compared to Alameda 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 Albany 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 Albany 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 Albany, 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 Albany, but do not necessarily live in Albany.
- **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 Albany's population are fundamental indicators of the city's growth potential.

A Demographic Snapshot

Statistic	2022	2019
POPULATION		
Population Estimate (#, 5yr)	20,027.0	19,804.0
Veterans (#, 5yr)	449.0	514.0
Foreign born persons (% , 5yr)	27.0	31.7
Population age 25+ (#, 5yr)	13,842.0	13,576.0
AGE AND SEX		
Persons under 5 years (% , 5yr)	6.0	7.0
Persons under 18 years (% , 5yr)	24.4	26.0
Persons 65 years and over (% , 5yr)	13.8	12.0
Female persons (% , 5yr)	52.3	50.8
INCOME AND POVERTY		
Median household income (\$, 5yr)	124,469.0	95,400.0
Per capita income in past 12 months (\$, 5yr)	65,976.0	50,089.0
Persons in poverty (% , 5yr)	9.1	8.9
Children age less than 18 in poverty (#, 5yr)	518.0	494.0
Children age less than 18 in poverty (% , 5yr)	10.7	9.7
RACE AND ETHNICITY		
White alone (% , 5yr)	47.3	49.6
African American alone (% , 5yr)	4.0	3.0
American Indian or Alaska Native alone (% , 5yr)	0.6	0.8
Asian alone (% , 5yr)	30.1	29.2
Native Hawaiian and Other Pacific Islander alone (% , 5yr)	0.0	0.4
Two or More Races (% , 5yr)	14.2	9.5
Hispanic or Latino (% , 5yr)	11.8	15.0
White alone, not Hispanic or Latino (% , 5yr)	44.2	44.1
HOUSING		
Housing units (#, 5yr)	8,157.0	7,850.0
Owner-occupied housing units (% , 5yr)	50.5	47.0
Median value of owner-occupied housing units (\$, 5yr)	1,129,000.0	882,500.0
Median selected monthly owner costs-with a mortgage (\$, 5yr)	3,652.0	3,206.0
Median selected monthly owner costs-without a mortgage (\$, 5yr)	1,158.0	738.0
Median gross rent (\$, 5yr)	2,272.0	1,856.0
FAMILIES AND LIVING ARRANGEMENTS		
Households (#, 5yr)	7,746.0	7,444.0
Persons per household (#, 5yr)	2.5	2.7
Living in same house 1 year ago, % of persons age 1+ (5yr)	82.9	81.7
EDUCATION		
High school graduate or higher, % of persons age 25+ (5yr)	97.2	94.8
Bachelor's degree or higher, % of persons age 25+ (5yr)	75.2	72.9
HEALTH		
With a disability, under age 65 years (#, 5yr)	639.0	646.0
Persons without health insurance, under age 65 years (% , 5yr)	3.5	2.6
LABOR FORCE		
In civilian labor force, persons age 16+ (% , 5yr)	68.2	69.2
In civilian labor force, women age 16+ (% , 5yr)	63.0	65.1
Employed, persons age 16+ (% , 5yr)	63.5	64.7
Self employed (% , 5yr)	13.2	14.6
TRANSPORTATION		
Mean travel time to work, workers age 16+ (Mins., 5yr)	22.0	30.0
Using public transportation (% , 5yr)	25.0	44.0
Drive alone in private vehicle (% , 5yr)	37.6	39.3

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	2023 Population	% Change		
		1 Year	3 Year	5 Year
City				
Albany	21,401	-0.57	13.41	11.37
County and Broader Regions				
Alameda County	1,636,194	-0.49	-1.62	-1.25
Bay Area	7,548,792	-0.45	-2.58	-2.62
California	38,940,231	-0.35	-1.79	-2.01

Source: CA DOF; Calculations by National Economic Education Delegation

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

City	2022	2023	% Change		
			Local	Bay Area	California
Alameda County	1,644.2	1,636.2	-0.49	-0.45	-0.35
Oakland	421.8	419.6	-0.53		
Fremont	229.1	229.5	0.15		
Hayward	160.1	159.8	-0.18		
Berkeley	123.2	123.6	0.30		
San Leandro	88.1	87.5	-0.66		
Livermore	85.9	84.8	-1.25		
Alameda	77.4	77.3	-0.19		
Pleasanton	77.5	76.5	-1.37		
Dublin	72.4	71.8	-0.86		
Union City	67.7	66.8	-1.40		
Newark	47.1	47.5	0.66		
Albany	21.5	21.4	-0.57		
Emeryville	12.5	12.6	1.06		
Piedmont	10.9	10.8	-1.10		

Source: CA DOF; Calculations by National Economic Education Delegation

Figure 1: Population Growth (1)

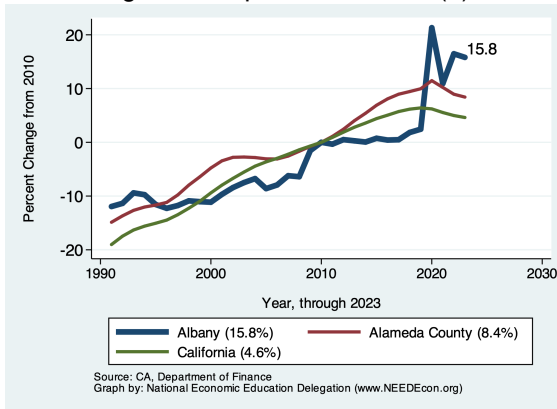


Figure 2: Population Growth (2)

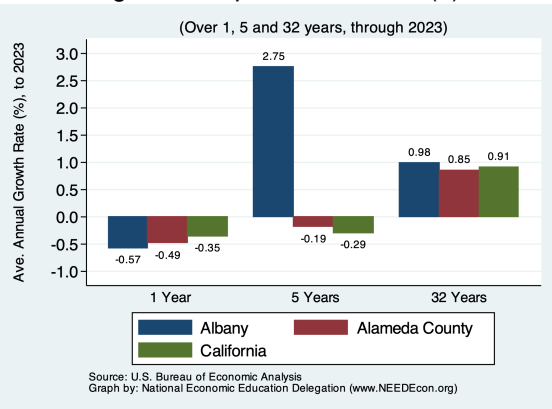


Figure 3: Population by Age - Detailed Age Categories

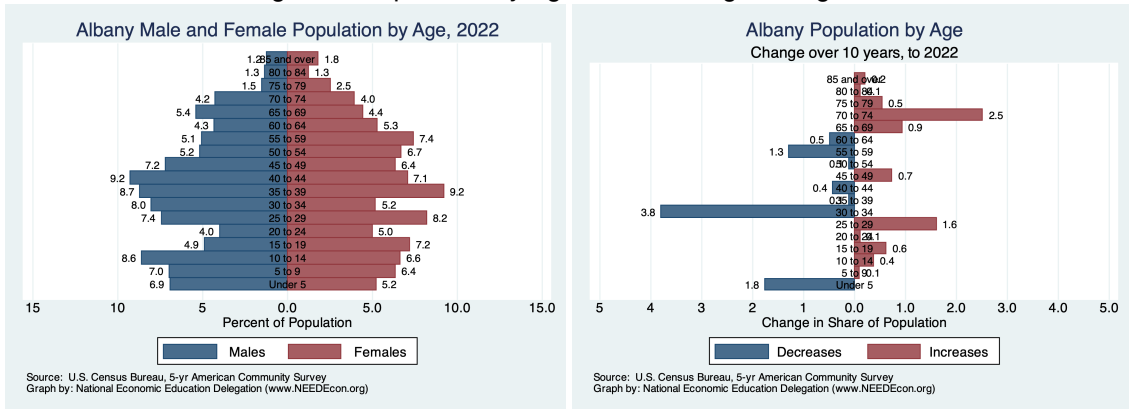


Figure 4: Population by Age - Broad Age Categories

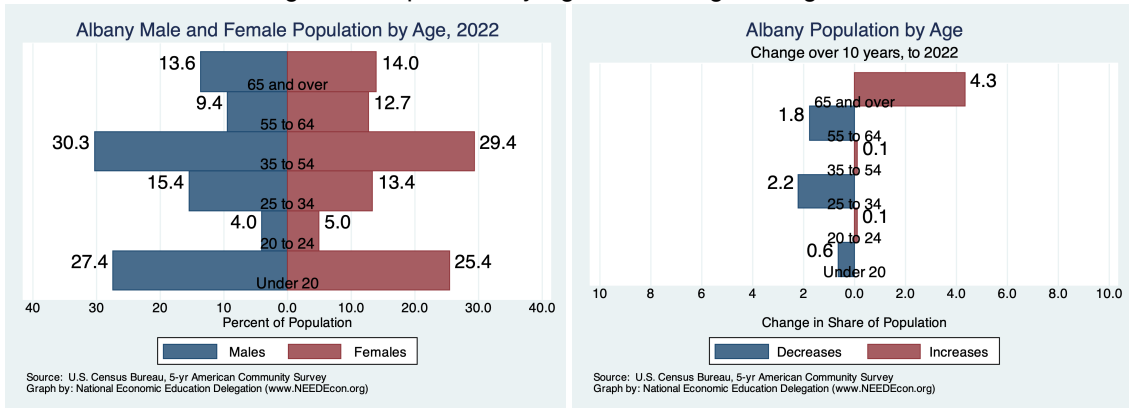


Figure 5: Population by Educational Attainment

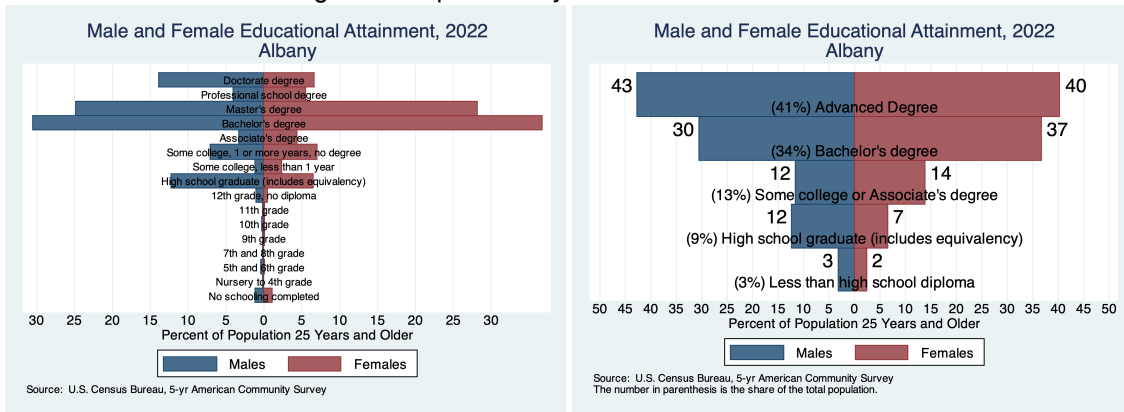


Figure 6: Population by Race/Ethnicity

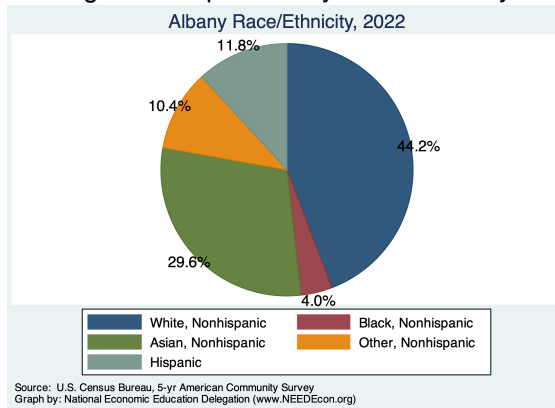
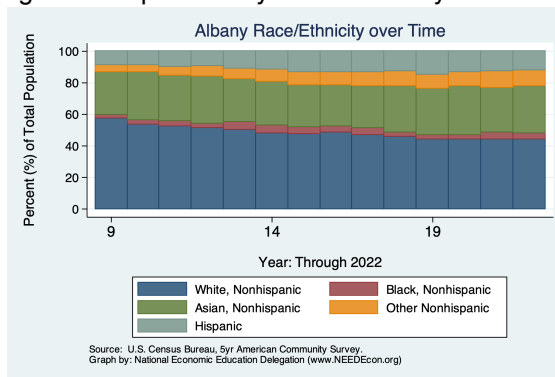


Figure 7: Population by Race/Ethnicity Over Time



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. Albany Summary for March, 2024

Category	Current Value	Change From:		
		Last Month	2 Months Ago	Last Year
Employment	8,924	-30	-53	-103
Labor Force	9,644	9	15	96
Number Unemployed	678	-4	21	97
Unemployment Rate	7.0	-0.0	0.2	0.9

Source: EDD, National Economic Education Delegation

Figure 8: Historical Employment and Unemployment - Last 12 Months

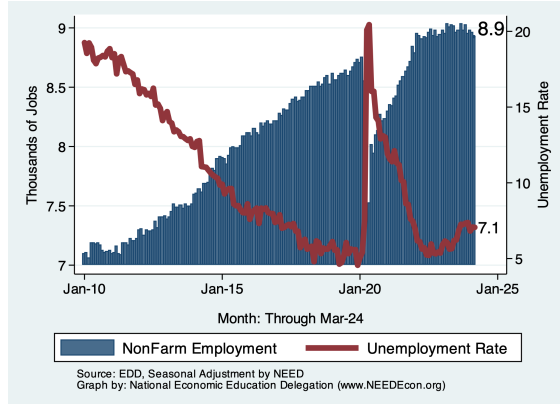


Figure 9: Employment and Unemployment - Last 12 Months

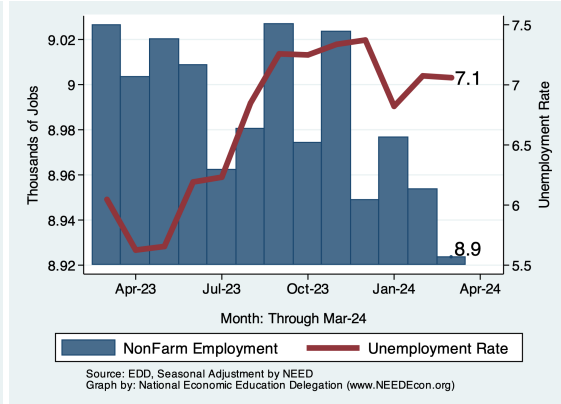


Figure 10: Relative Employment Growth Across Regions - since 2010

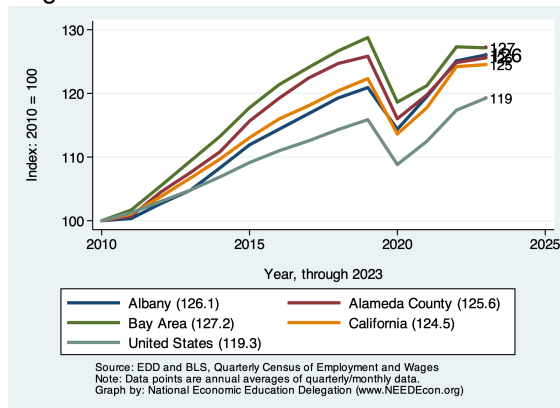
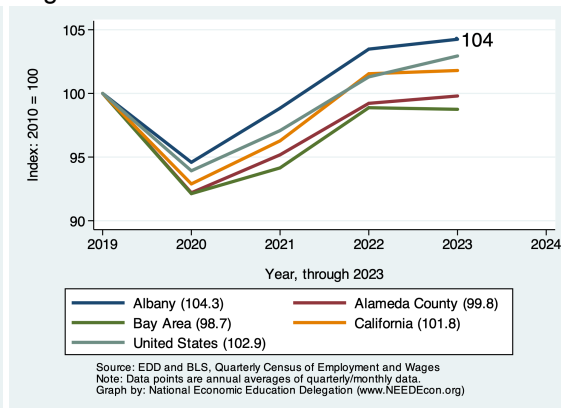


Figure 11: Relative Employment Growth Across Regions - since 2019



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 Alameda County. The following table provides the latest data for the County.

Table 4. Employment Growth by Industry in Alameda County for March, 2024

Industry	Employment	Share	Empl Growth	% Growth - Annualized Rate					
				Month	Qtr	6mo	1yr	3yr	5yr
Total Nonfarm	823,371	100.0	1,966.6	2.9	0.4	1.1	1.1	2.7	0.3
Goods Producing	144,737	17.6	720.1	6.2	-6.0	-3.2	-1.6	1.3	1.6
Mining, Logging and Construction	48,272	5.9	799.6	22.2	-8.4	-3.0	0.4	-0.4	-0.5
Manufacturing	96,442	11.7	-26.5	-0.3	-3.8	-2.7	-3.0	2.0	2.7
Durable Goods	75,317	9.1	-21.0	-0.3	-4.6	-3.2	-3.7	2.6	4.5
Non-Durable Goods	20,938	2.5	-7.6	-0.4	-3.0	-1.6	-1.0	-0.0	-2.3
Service Providing	677,573	82.3	1,085.9	1.9	1.4	1.9	1.6	3.0	-0.0
Trade, Trans & Utilities	137,119	16.7	-413.9	-3.6	-0.7	-1.6	-0.9	1.0	-0.3
Wholesale Trade	32,689	4.0	-243.2	-8.5	-1.0	-3.3	-3.1	-0.5	-2.1
Retail Trade	63,503	7.7	-63.7	-1.2	0.9	0.7	0.4	-0.7	-2.0
Information	17,440	2.1	67.7	4.8	-4.5	-7.5	-6.9	-2.0	-2.8
Financial Activities	26,656	3.2	28.9	1.3	-4.7	-4.2	-2.5	-0.1	-1.2
Finance & Insurance	15,416	1.9	145.0	12.0	1.3	-1.2	-2.4	-3.1	-2.3
Real Estate & Rental & Leasing	11,378	1.4	-105.1	-10.5	-12.3	-6.0	-2.8	5.6	0.7
Professional & Business Svcs	137,542	16.7	169.7	1.5	1.0	0.9	0.2	1.4	0.3
Prof, Sci, & Tech	82,593	10.0	222.4	3.3	2.9	3.3	1.8	3.1	1.8
Educational & Health Svcs	143,220	17.4	769.5	6.7	4.7	5.8	6.1	5.4	2.8
Education Svcs	16,300	2.0	132.5	10.3	-4.3	2.8	1.9	6.7	-0.2
Health Care & Social Assistance	126,957	15.4	626.8	6.1	5.2	6.1	6.6	5.3	3.3
Leisure & Hospitality	70,978	8.6	-133.1	-2.2	1.5	2.8	1.9	13.4	-1.7
Arts, Entertainment & Recreation	12,293	1.5	194.9	21.1	13.1	12.9	7.0	32.6	-0.3
Accommodation & Food Svcs	59,226	7.2	-191.8	-3.8	1.8	2.0	0.8	11.3	-1.8
Other Svcs	28,484	3.5	402.7	18.6	-5.0	1.1	4.0	8.9	0.7
Government	115,339	14.0	242.6	2.6	2.2	3.1	2.4	0.1	-1.4
Federal	8,514	1.0	0.0	0.0	-3.0	0.0	0.8	-0.5	-0.5
State	27,661	3.4	-35.9	-1.5	-1.4	2.3	1.0	-7.4	-5.4
Local	77,889	9.5	257.5	4.1	3.6	3.4	3.0	3.5	0.2

Source: EDD, National Economic Education Delegation (NEED)

Some Employee Detail

Employed in Albany

Figure 12: Employment by Occupation

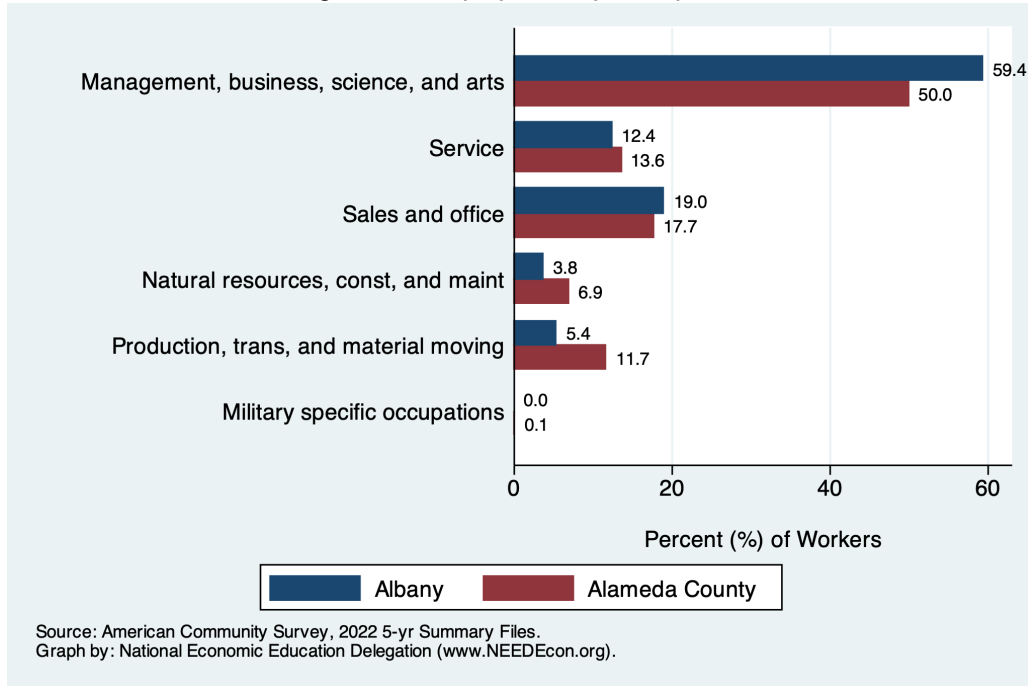


Figure 13: Employment by Industry

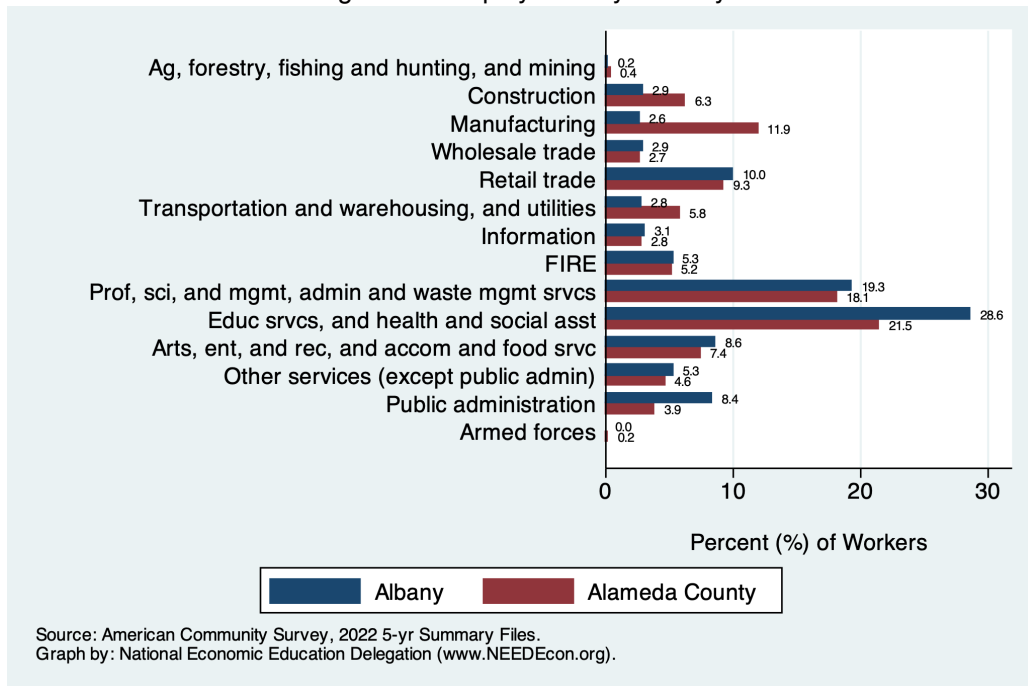


Figure 14: Language Spoken at Home

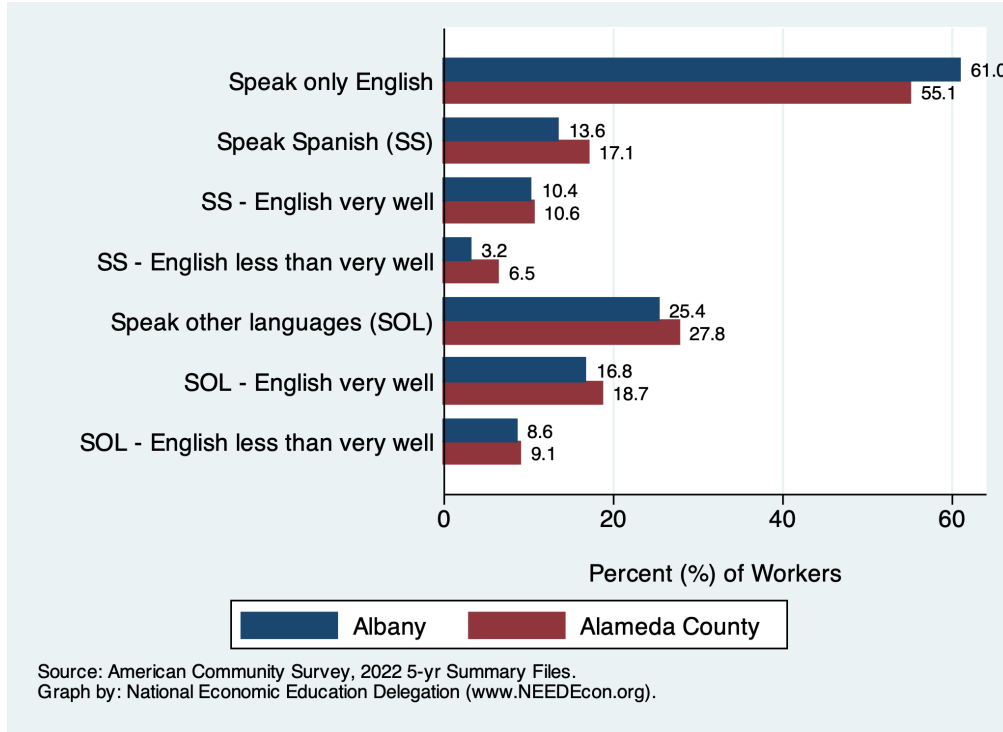
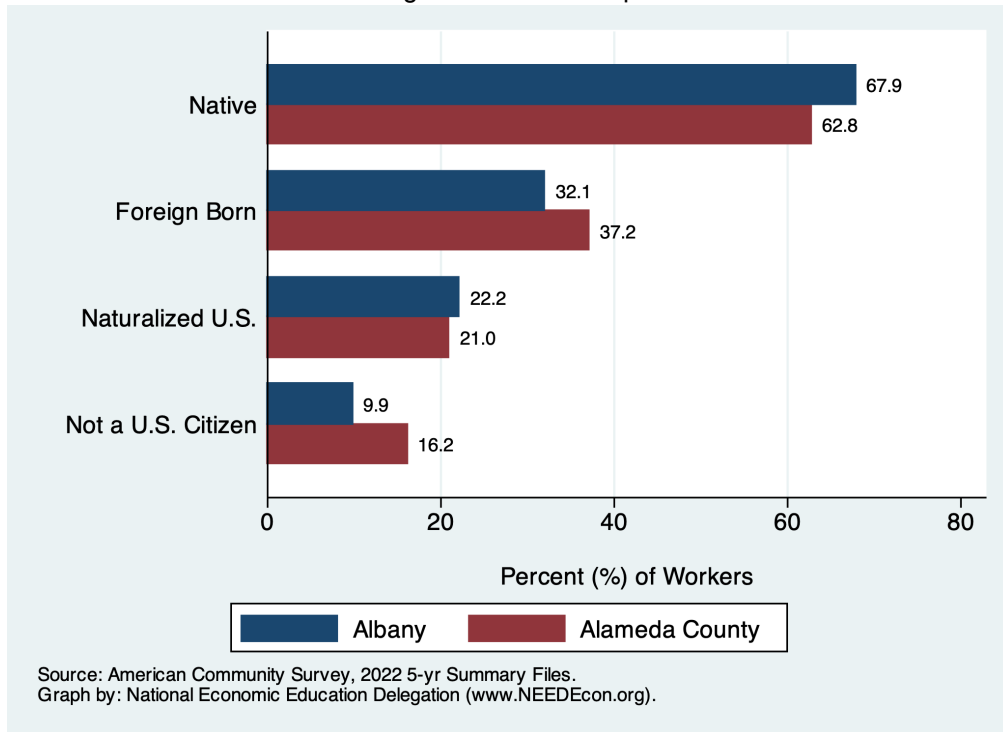


Figure 15: Citizenship



Employed Residents of Albany

Figure 16: Employment by Occupation

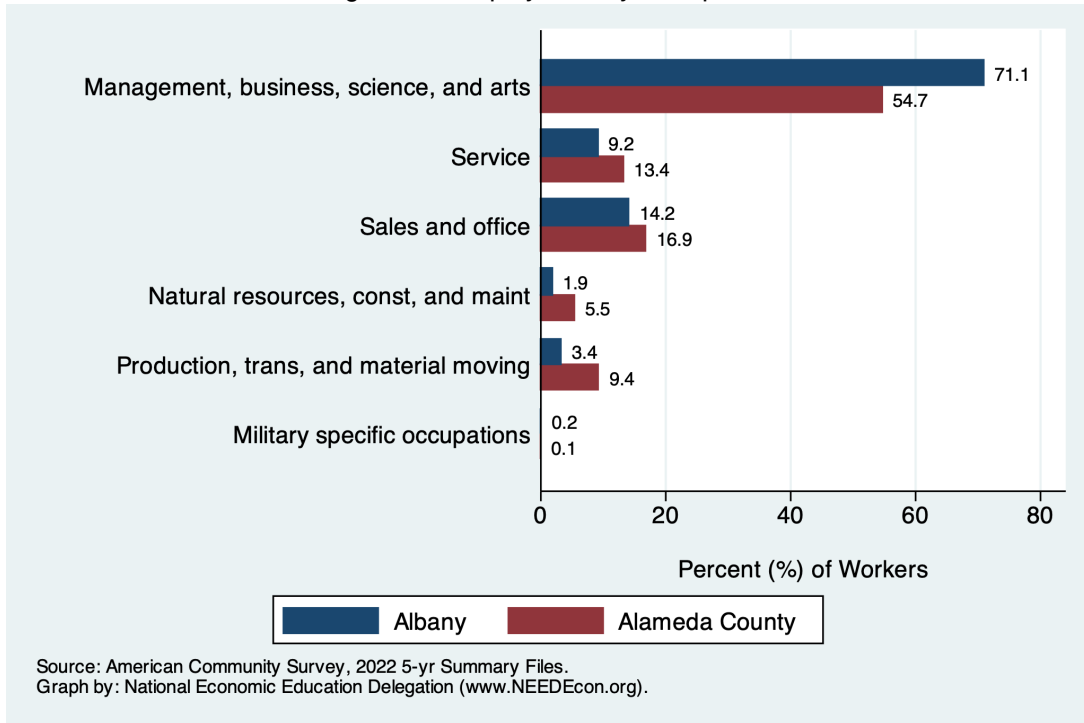


Figure 17: Employment by Industry

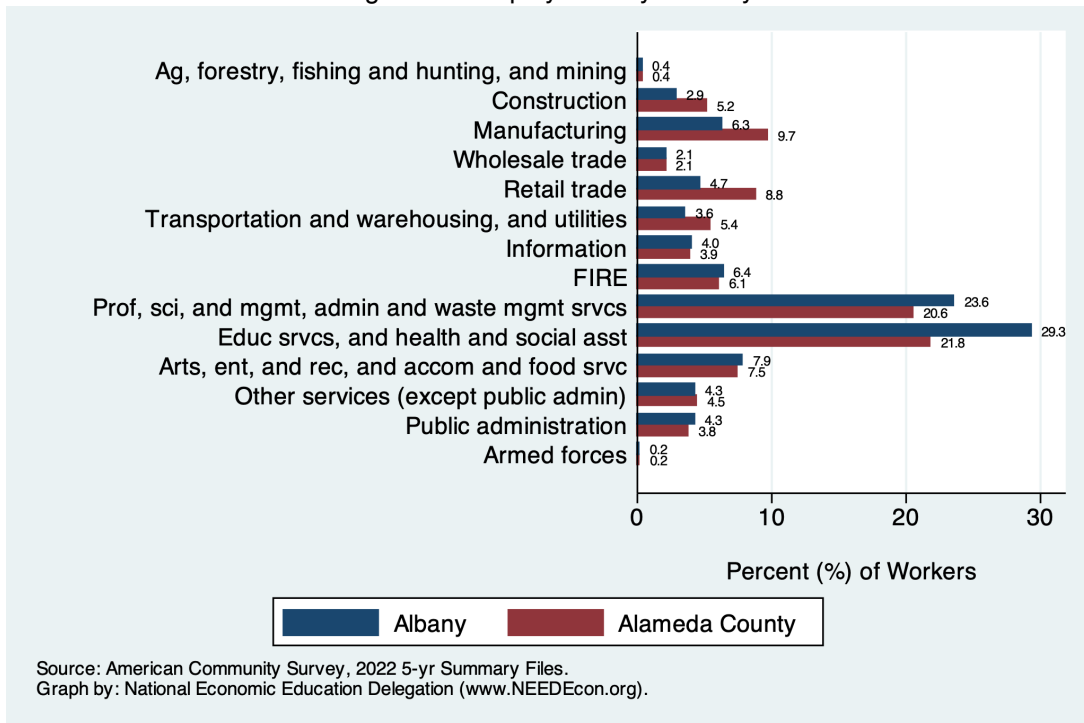


Figure 18: Language Spoken at Home

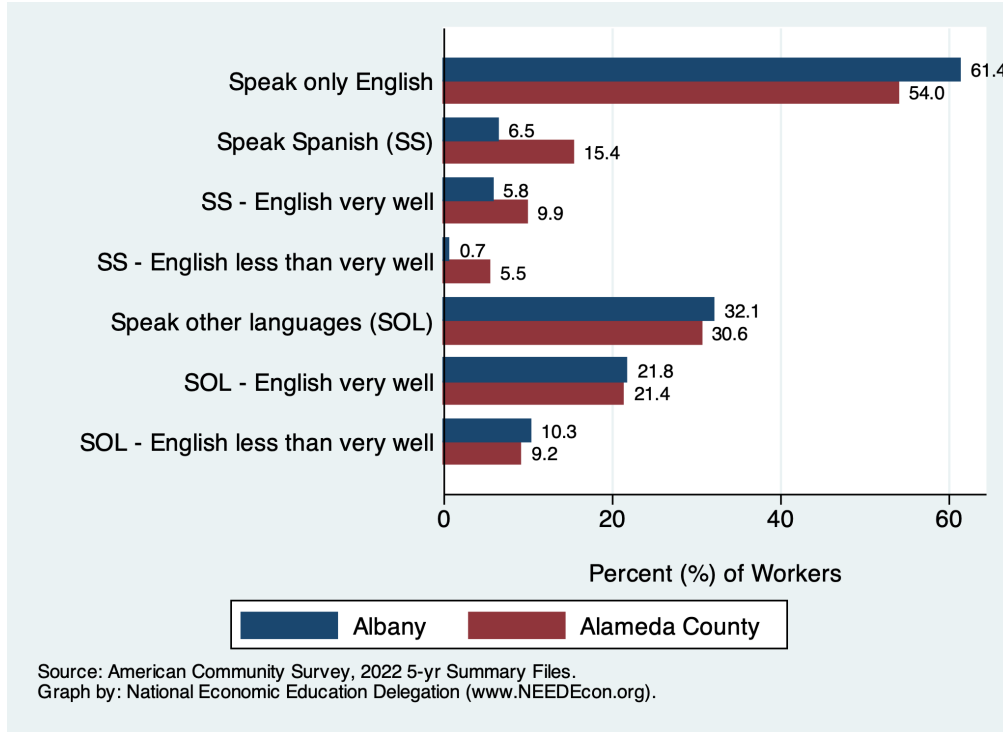
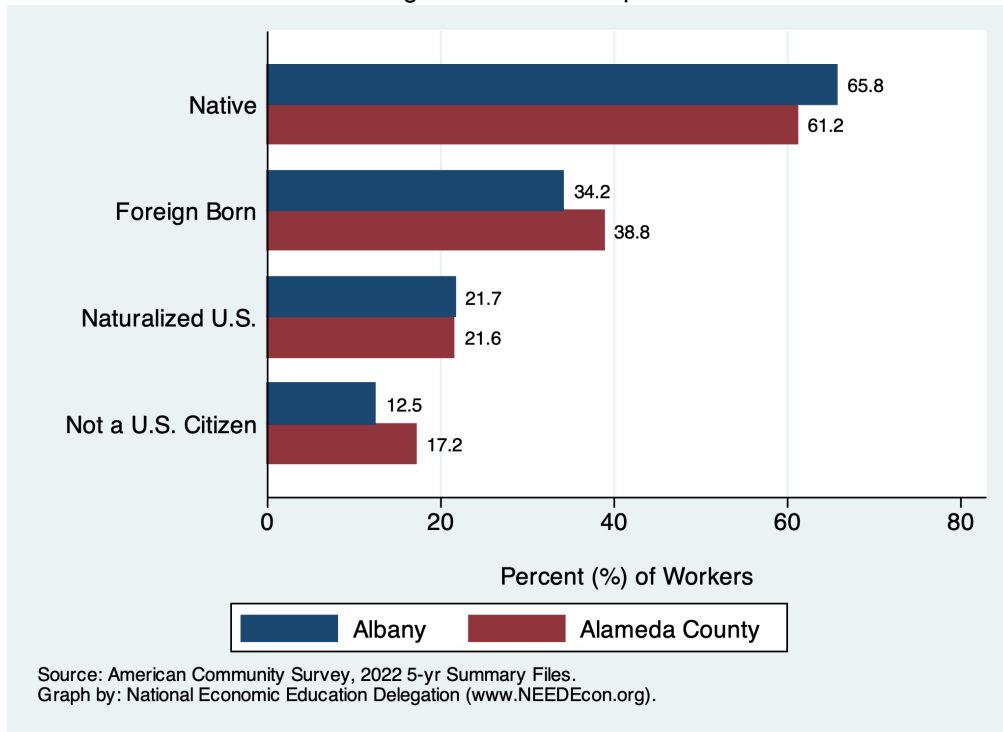


Figure 19: Citizenship



Employed Residents vs Workers in Albany

Figure 20: Employment by Occupation

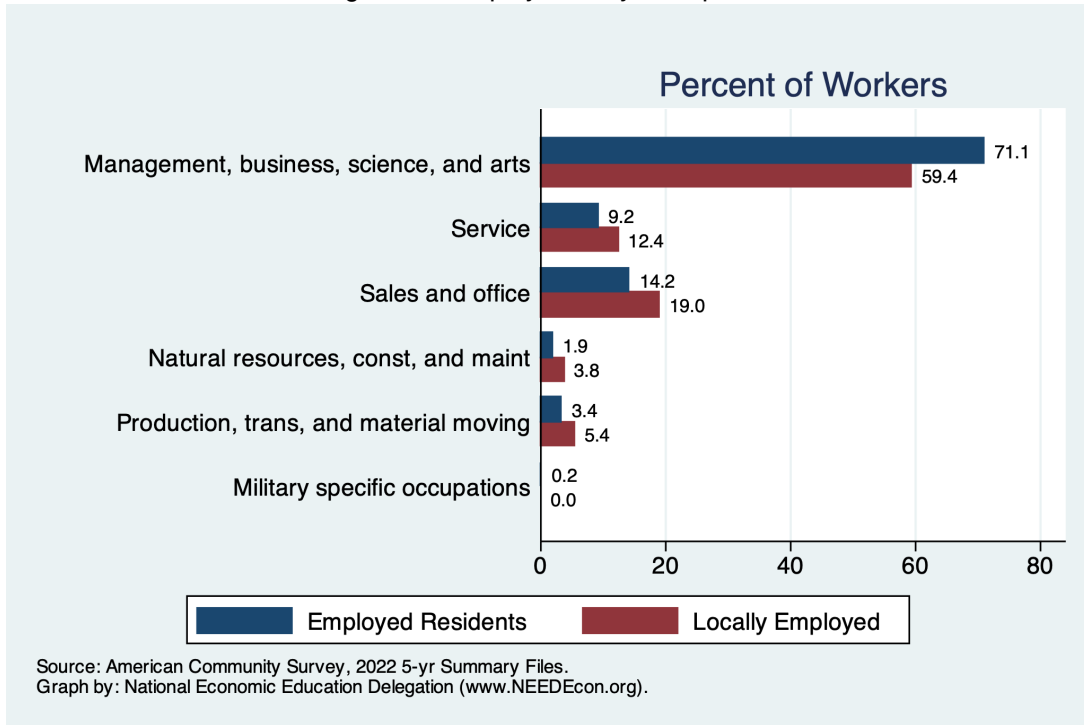


Figure 21: Employment by Industry

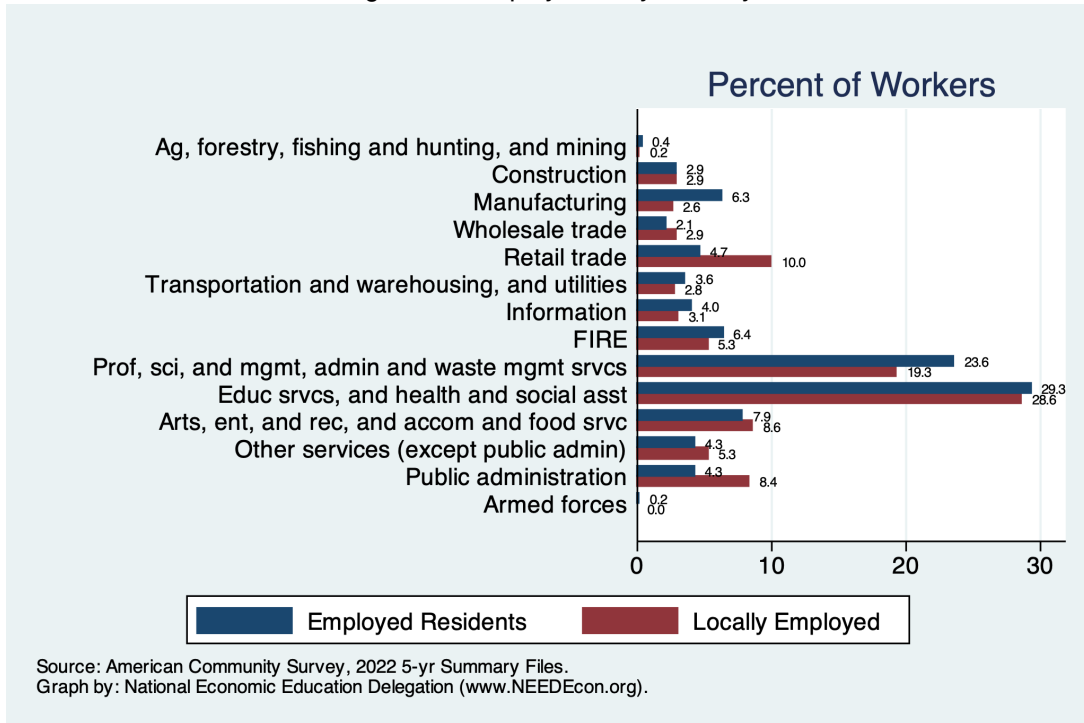


Figure 22: Language Spoken at Home

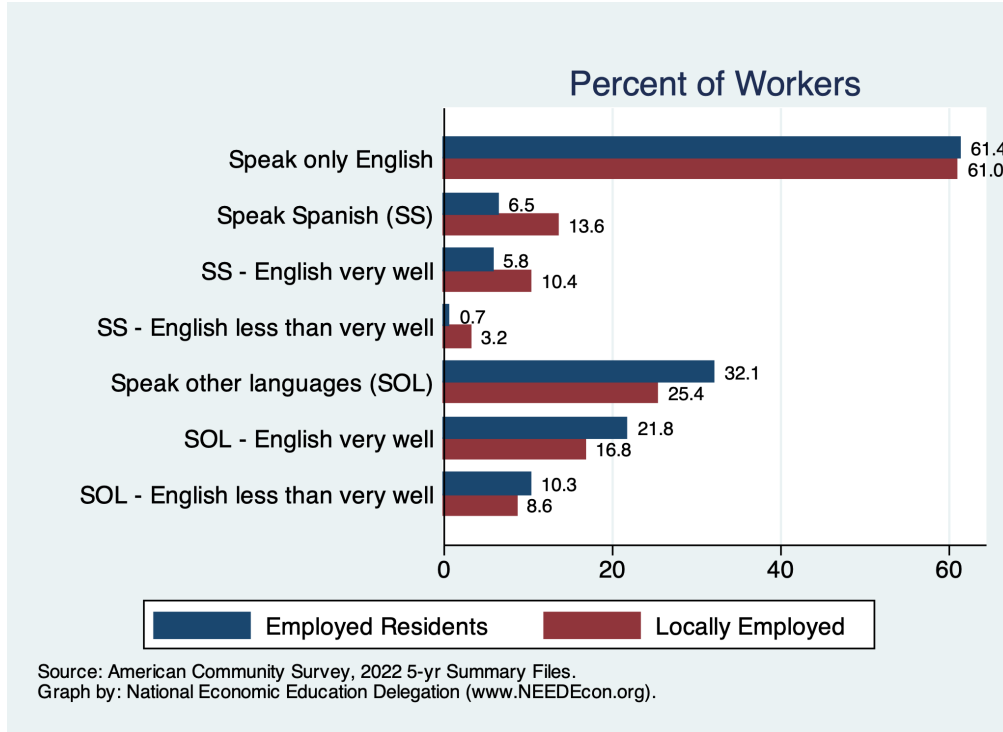
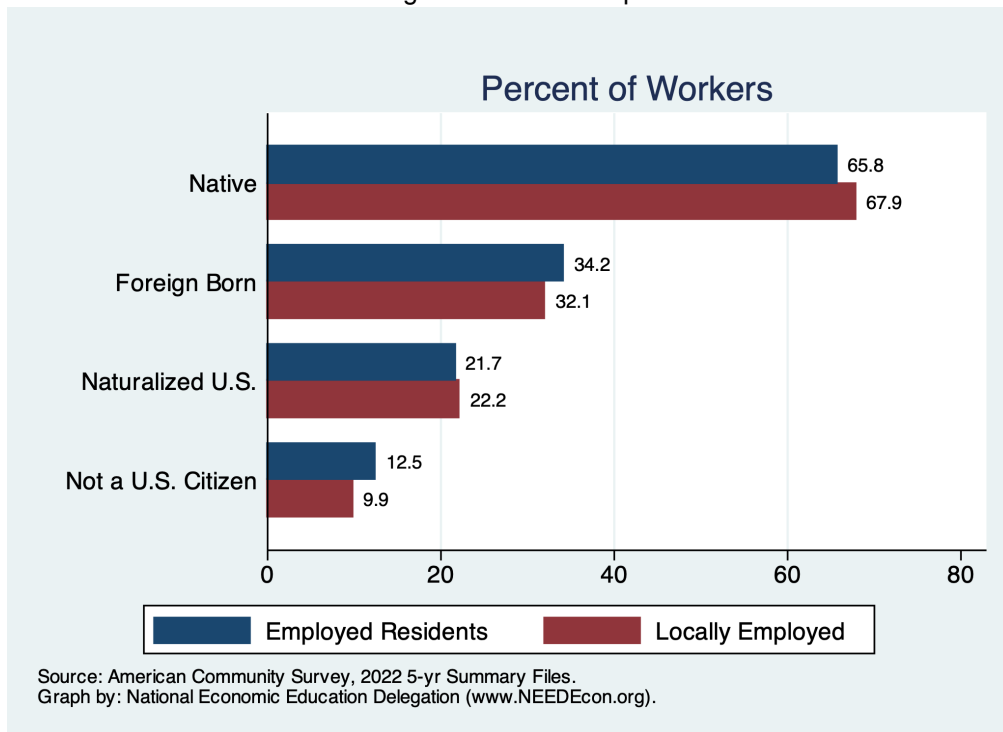


Figure 23: Citizenship



Income and Earnings

Per Capita Income Growth

Definition:

Per capita income is the average income per person in Albany. 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 24: Real Per Capita Income Ranking Among California Cities

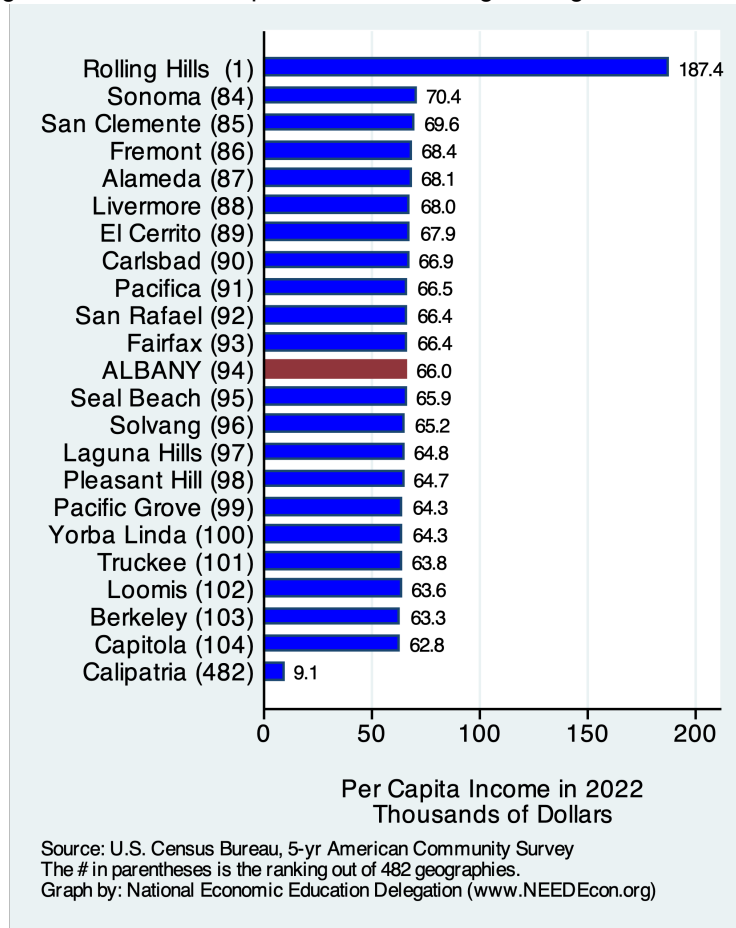
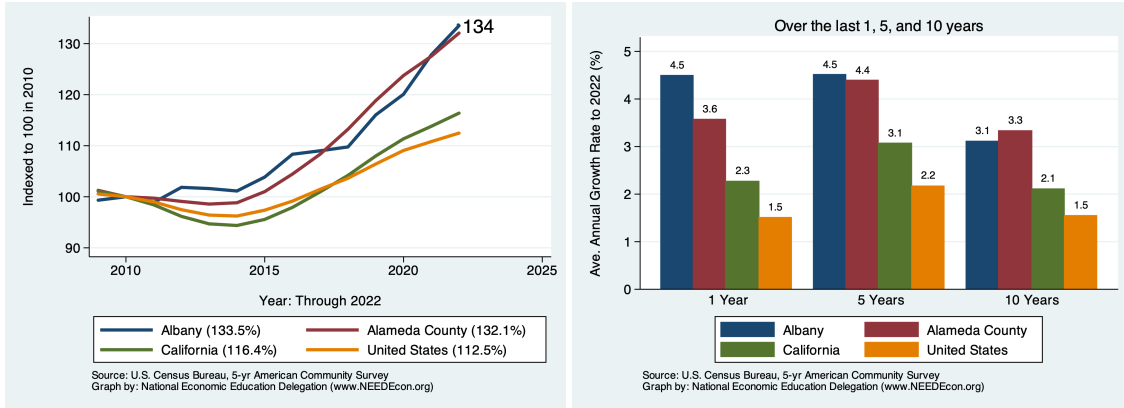


Figure 25: Regional Comparison of Growth over Time



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

Figure 26: Income Levels

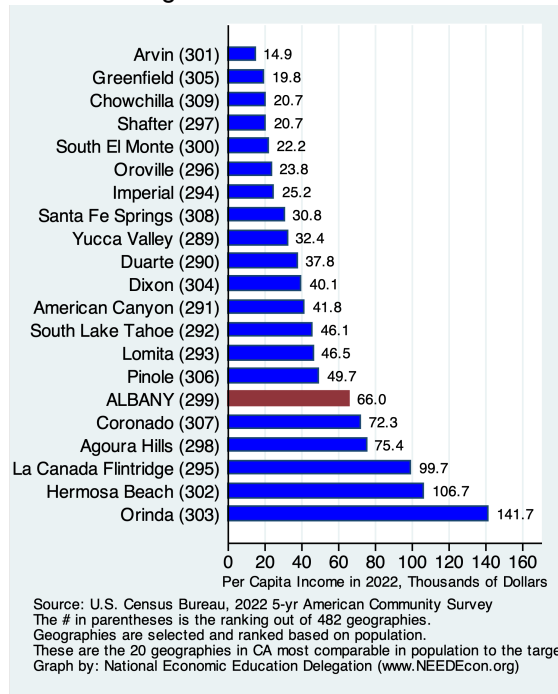
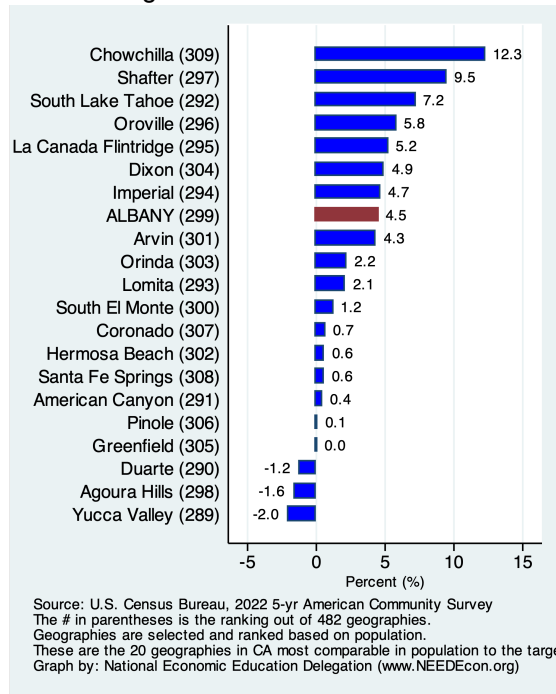


Figure 27: Growth over Time



Real Per Capita Income Ranking Among Cities in Alameda County

Figure 28: Income Levels

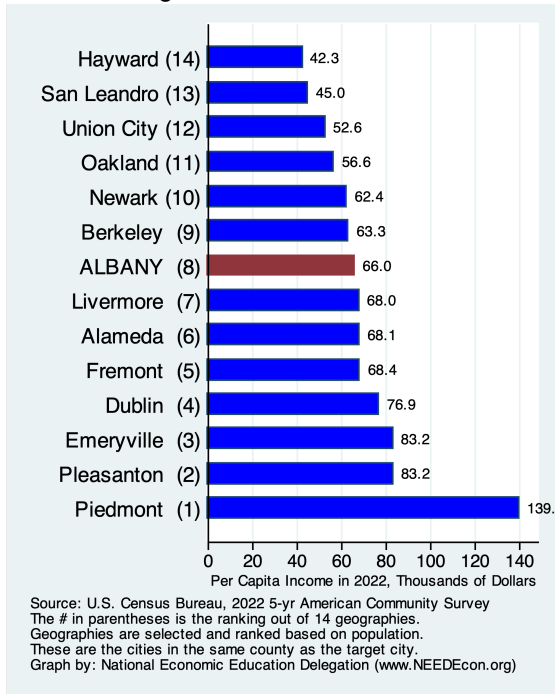


Figure 29: Growth over Time

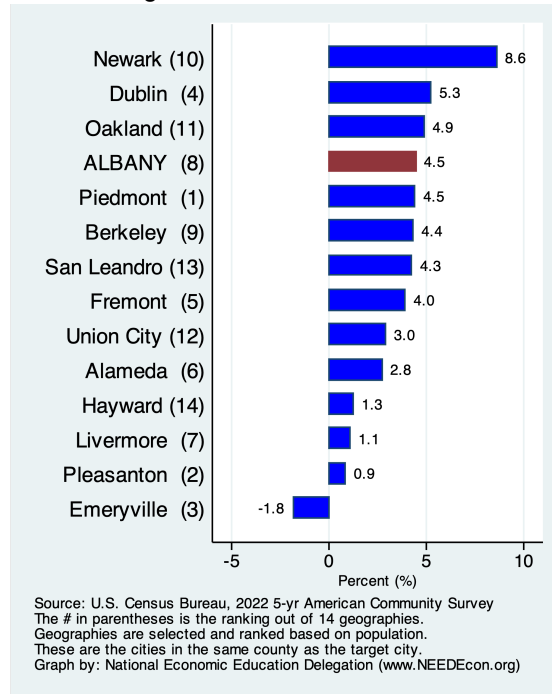
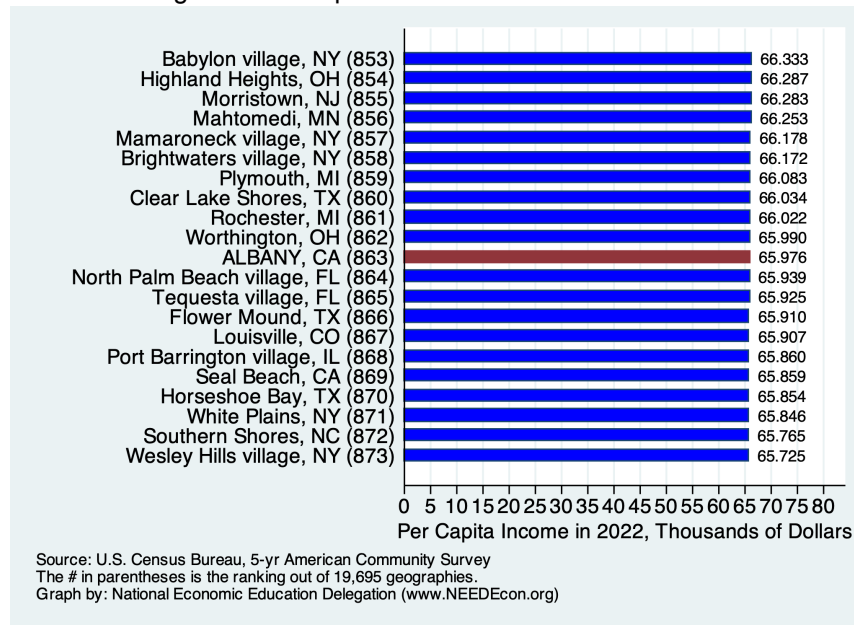


Figure 30: Comparison with All Cities Nationwide



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.

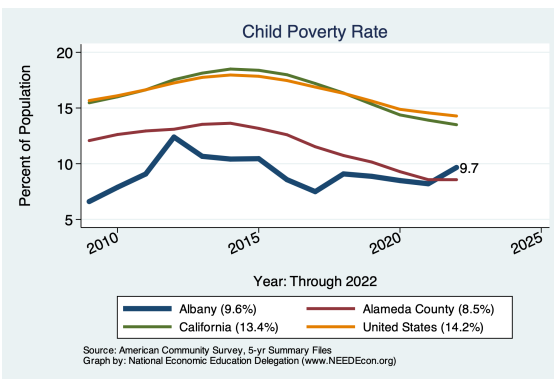
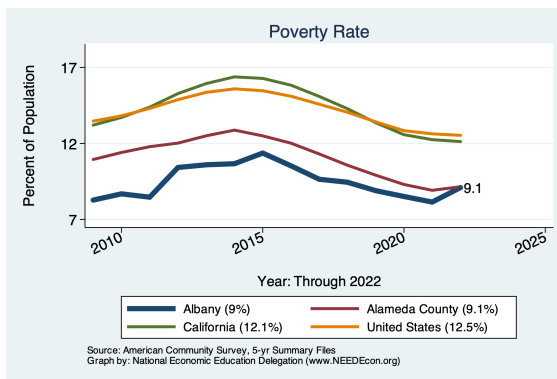


Figure 31: Inequality

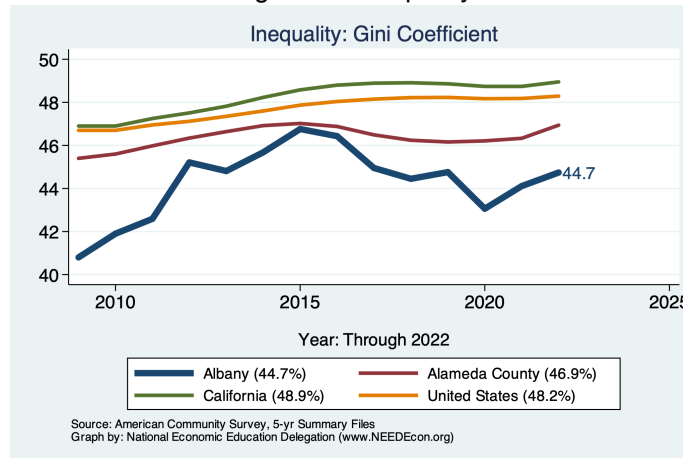


Figure 32: Shares Across the Income Distribution

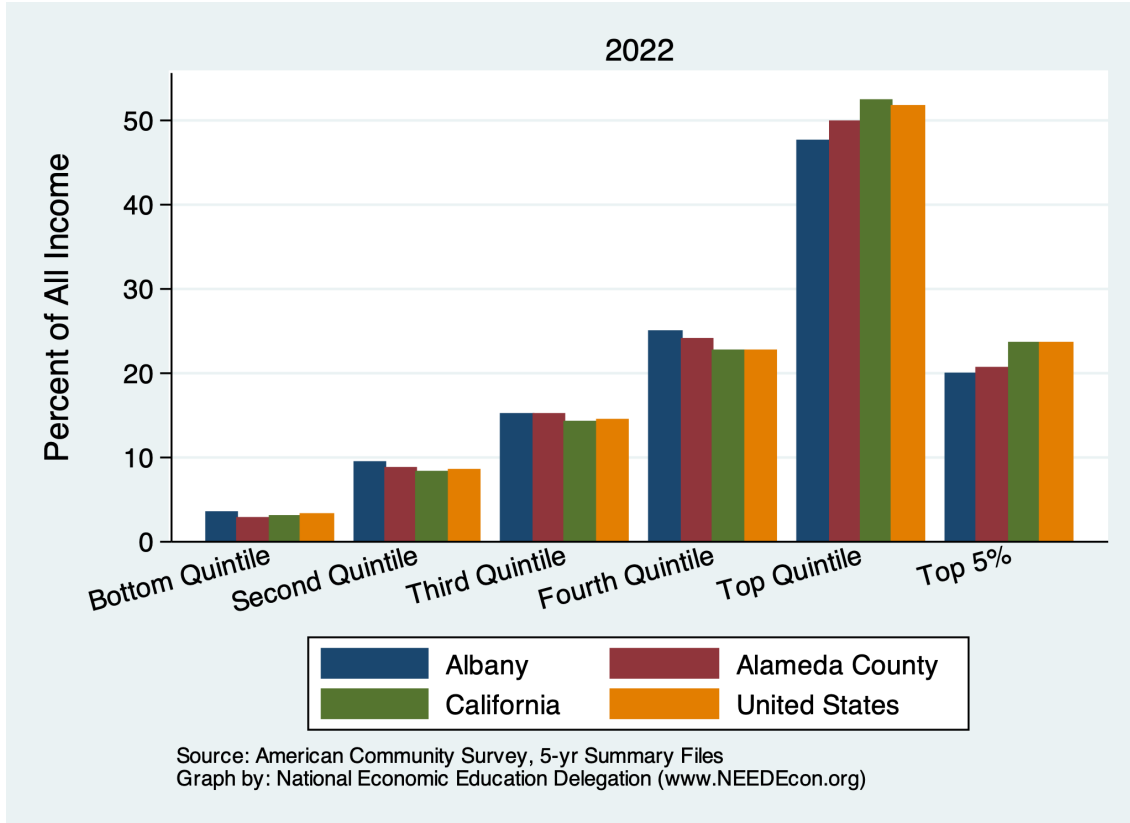
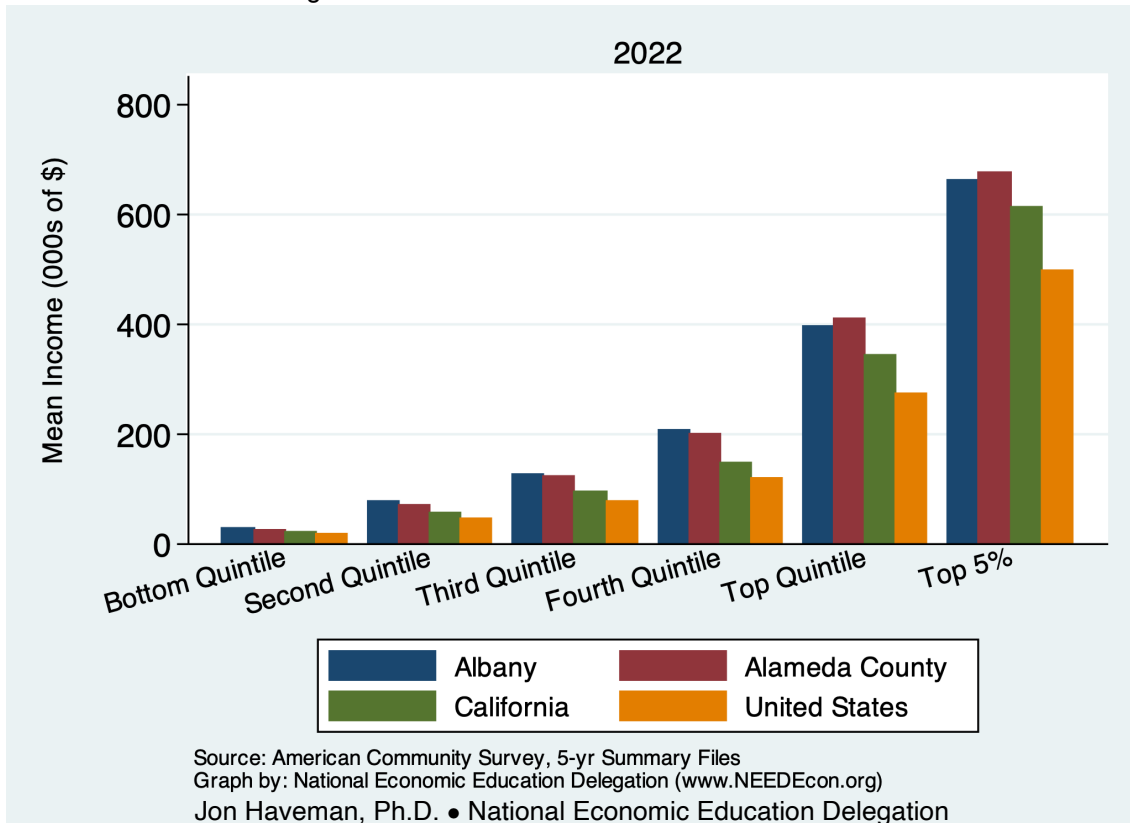


Figure 33: Means Across the Income Distribution



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 Albany and Broader Regions

Figure 34: Median Home Prices

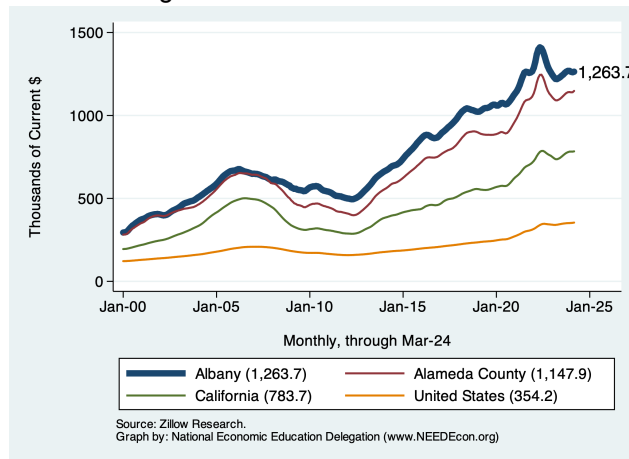
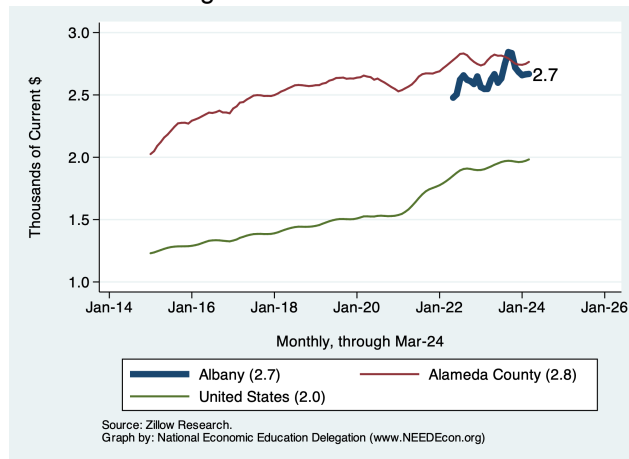


Figure 35: Median Rents



Housing Ownership in Albany and Broader Regions

Figure 36: Home Ownership Rates

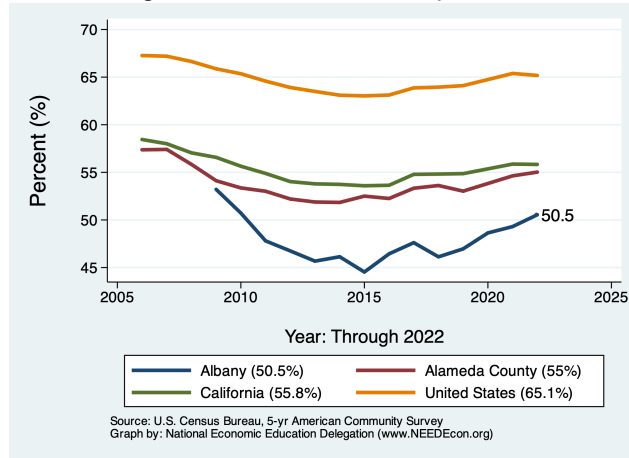


Figure 37: Home Ownership by Age

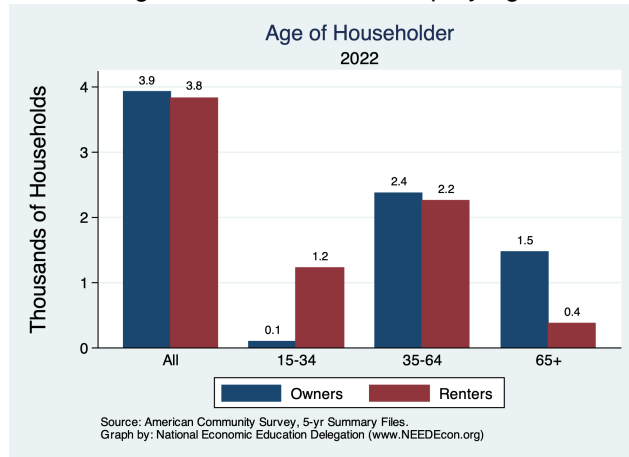


Figure 38: Income by Tenure

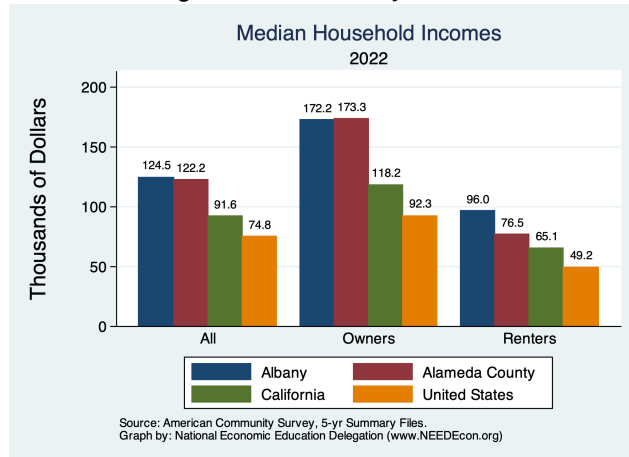


Figure 39: Income Distribution by Tenure

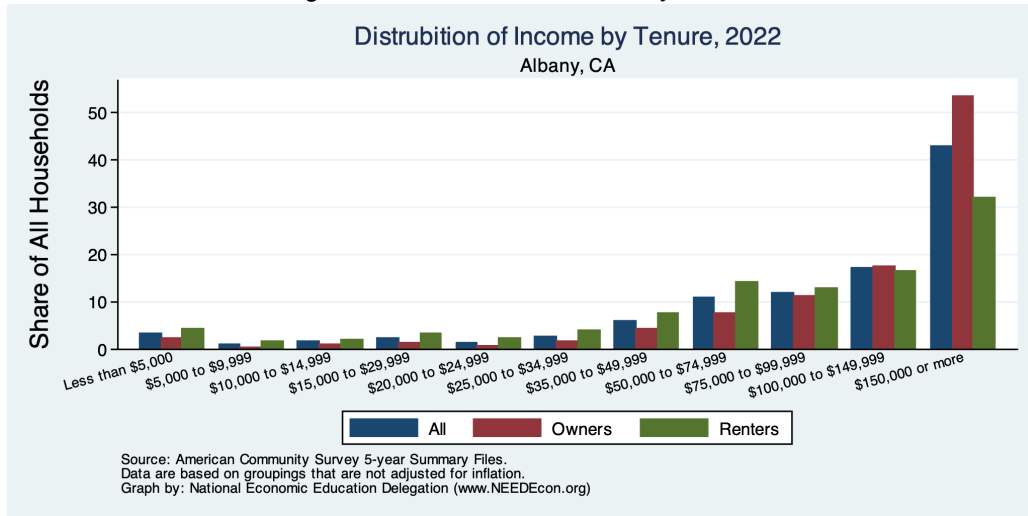


Figure 40: Income Distribution of Home Owners

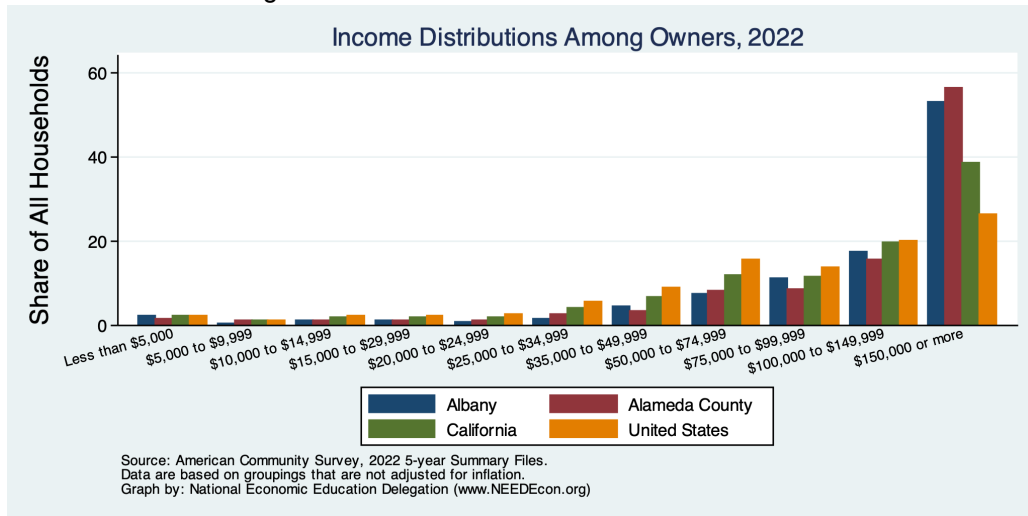
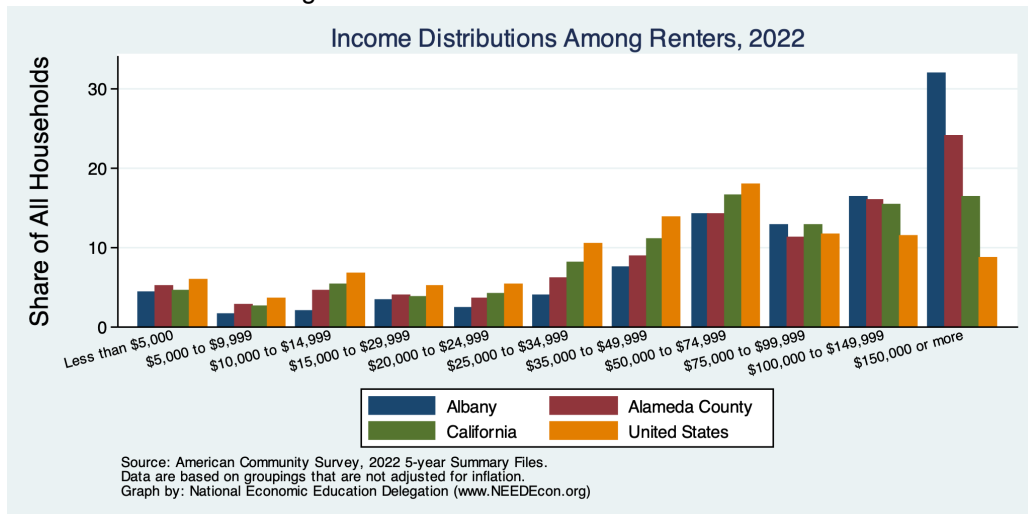


Figure 41: Income Distribution of Renters



Housing Burden in Albany and Broader Regions

Figure 42: Home Owners w/ A Mortgage

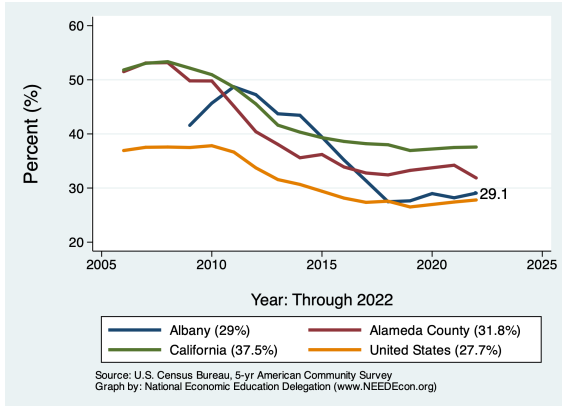


Figure 43: Home Owners w/o A Mortgage

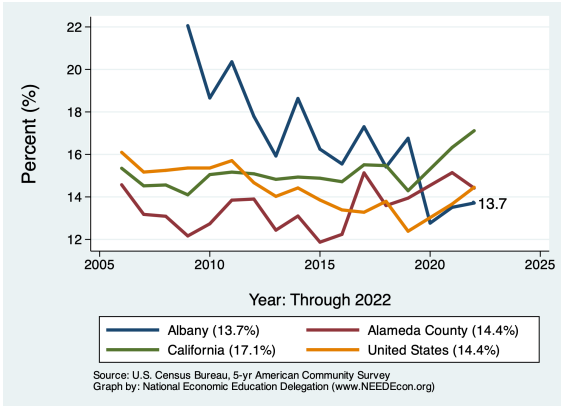


Figure 44: Renters

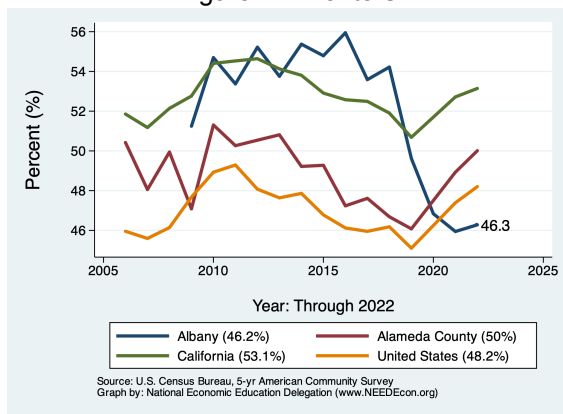
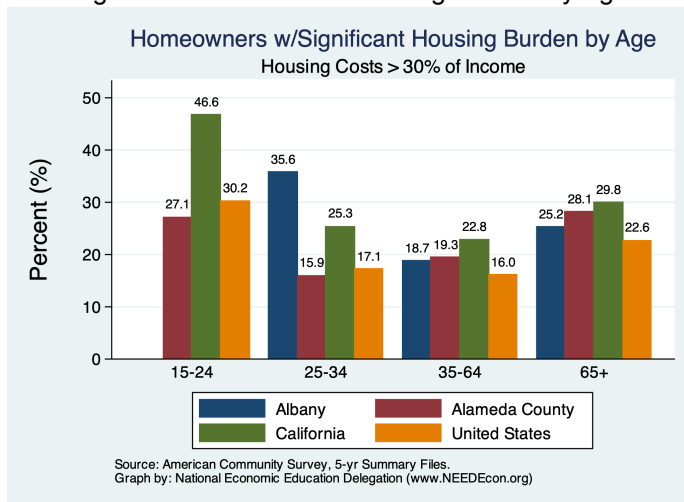


Figure 45: Homeowner Housing Burden by Age



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	2023	2019	2010	% Change from	
				2019	2010
Total Population	21,401.0	18,961.0	18,539.0	12.9	15.4
Total # of Homes	7,967.0	6,947.0	6,712.0	14.7	18.7
# Occupied Units	7,541.0	6,414.0	6,309.0	17.6	19.5
Persons per Household	2.4	2.6	2.4	-6.0	-1.5
Vacancy Rate (%)	5.3	7.7	6.0	-30.3	-10.9

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

Figure 46: Housing Growth

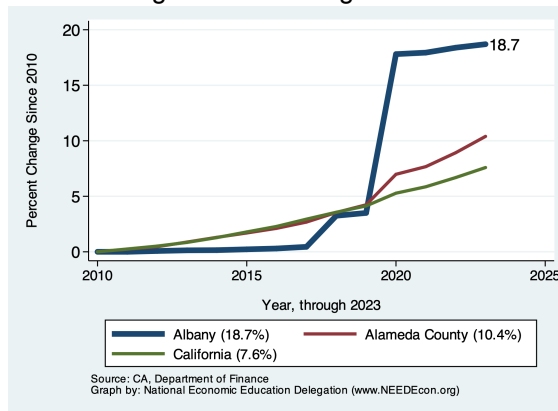


Figure 47: Persons per Household

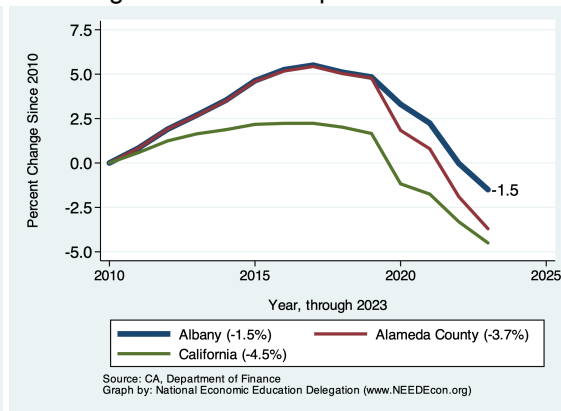


Figure 48: Vacancy Rates

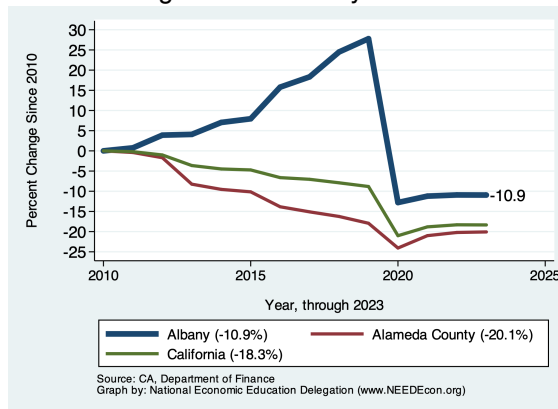
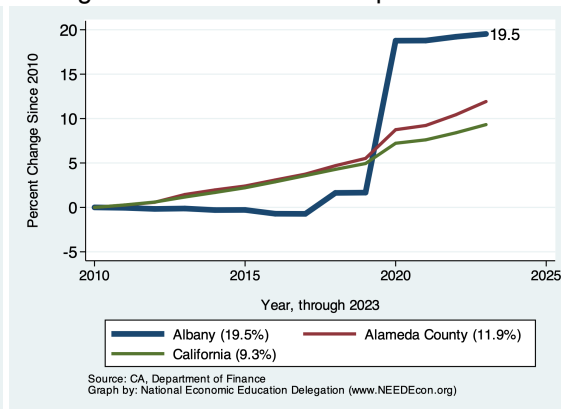


Figure 49: Number of Occupied Units



Trends in the Growth of Housing by Housing Type

Figure 50: Single Detached Homes

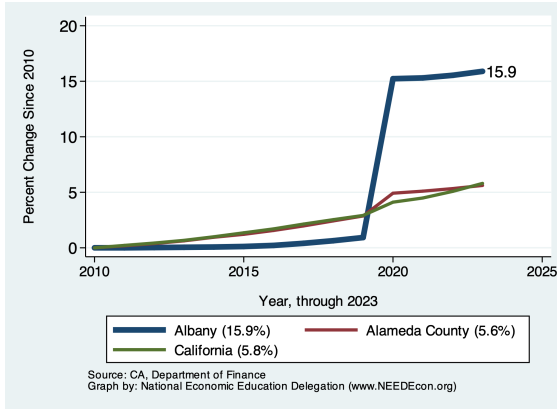


Figure 51: Single Attached Homes

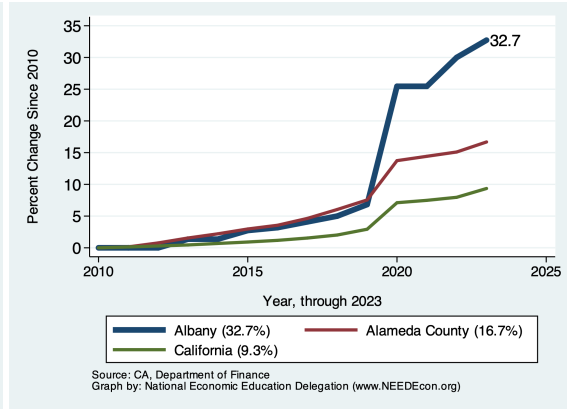


Figure 52: Housing in Buildings with Two to Four Units

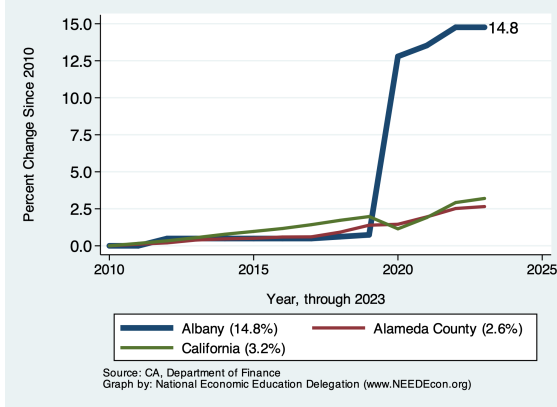
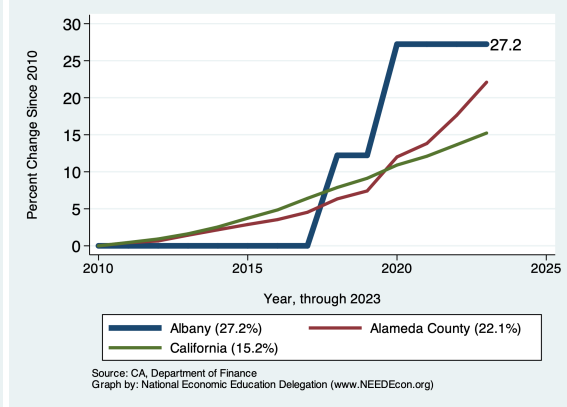


Figure 53: Housing in Buildings with Five or More Units



Vintage of Residential Housing

Why is it important?

This section provides evidence on the year in which residential housing in Albany was built. We break it down into owned versus rented residences and provide a comparison across Alameda 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 housing. As the hous-

ing 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 54: Distribution of Housing Construction

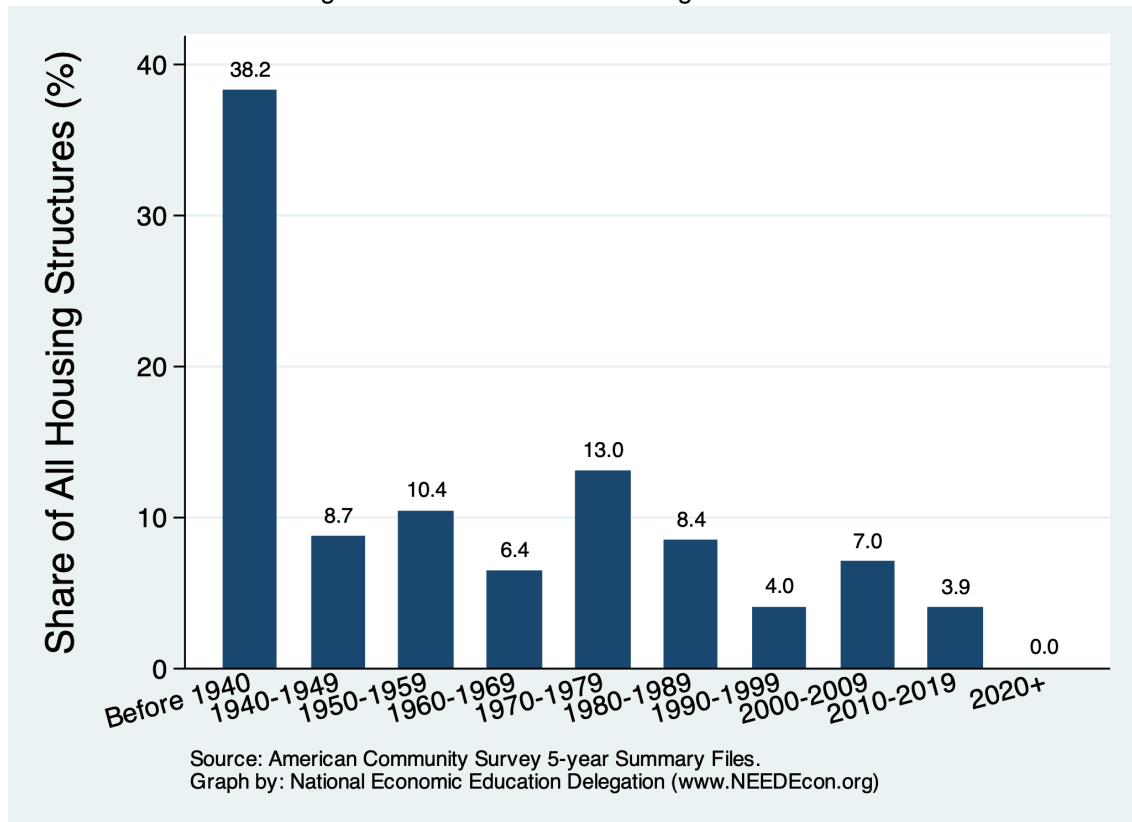


Figure 55: Housing Vintage across Regions

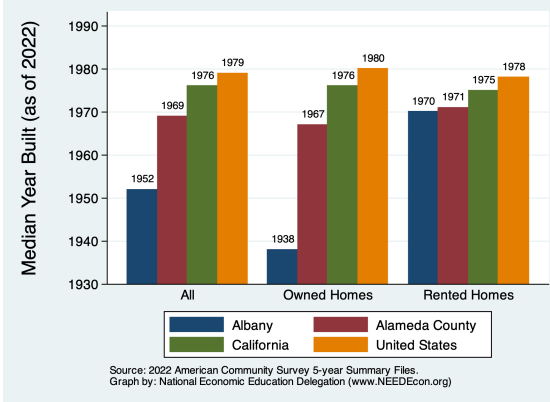


Figure 56: Housing Vintage by Tenure

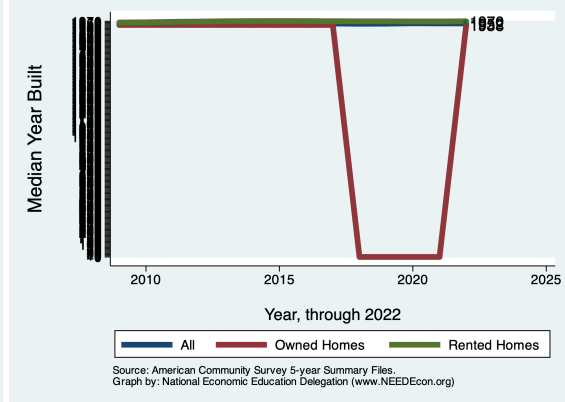


Figure 57: Vintage of Owned Residences

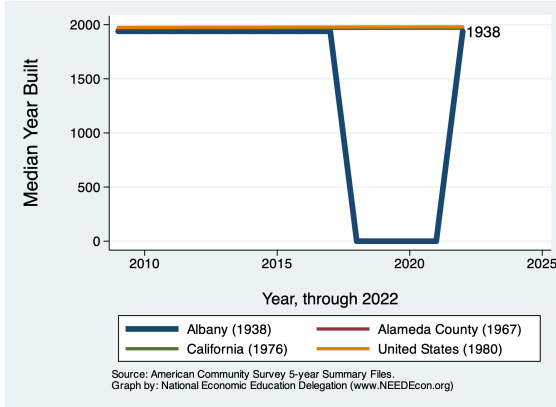


Figure 58: Vintage of Rented Residences

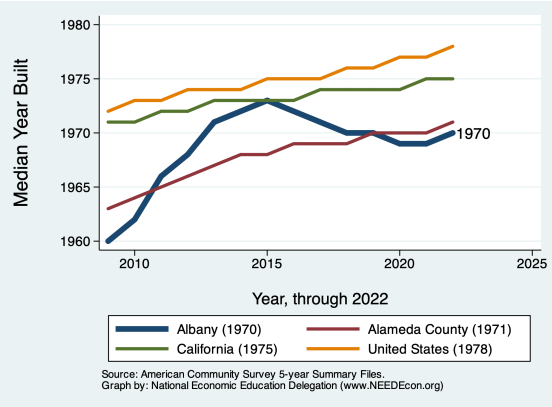
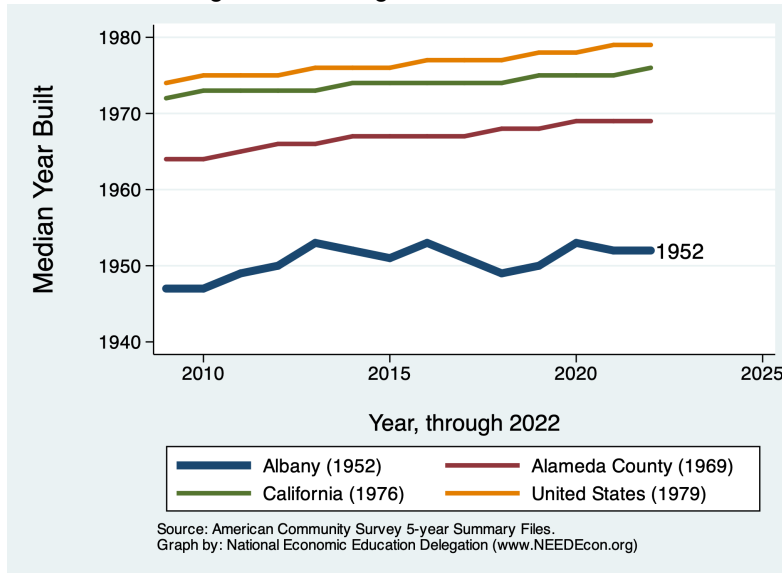


Figure 59: Vintage of All Residences



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 60: Year Current Occupant Moved In

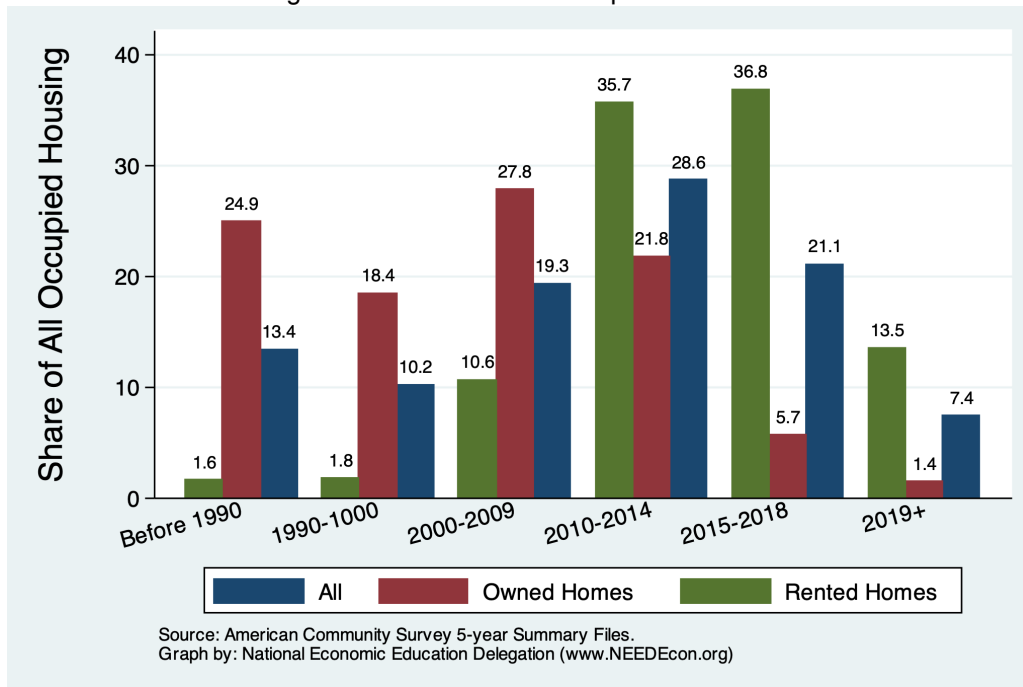


Figure 61: Year Occupied by Current Residents across Regions

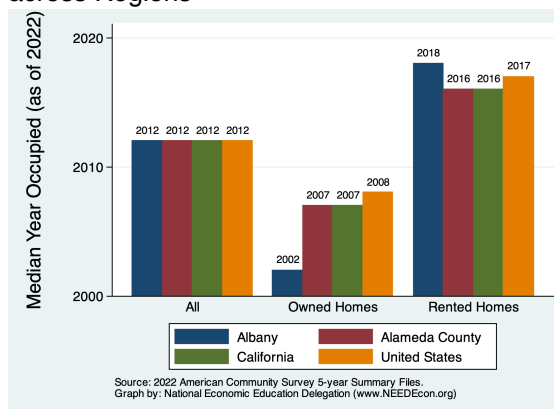


Figure 62: Year Occupied by Current Residents by Tenure

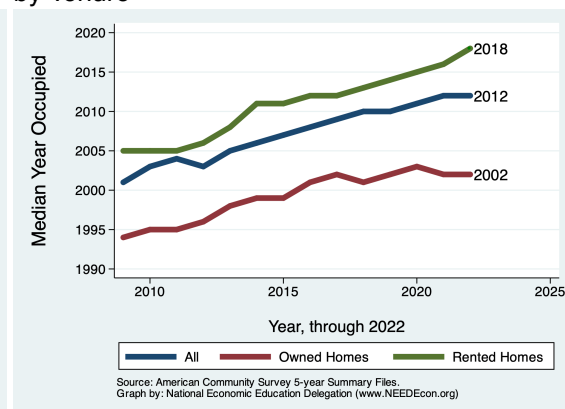


Figure 63: Year Occupied by Current Residents for Owned Housing Figure 64: Year Occupied by Current Residents for Rented Housing

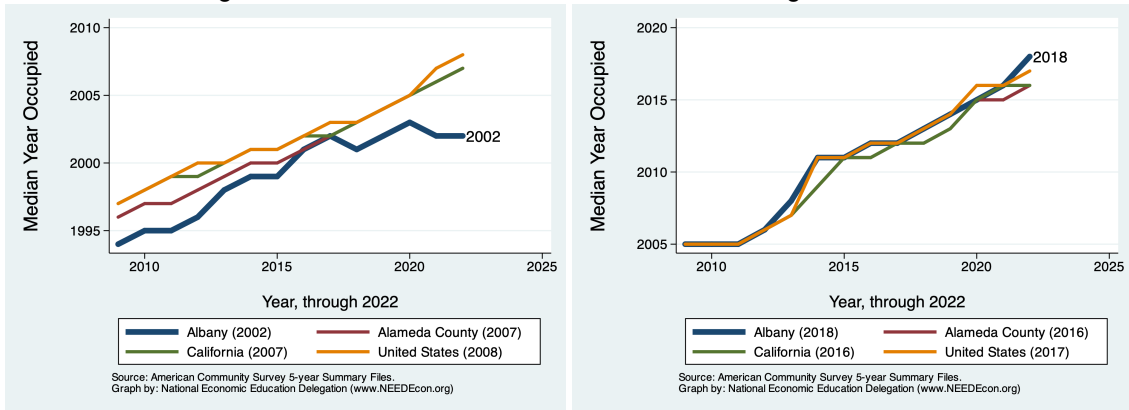
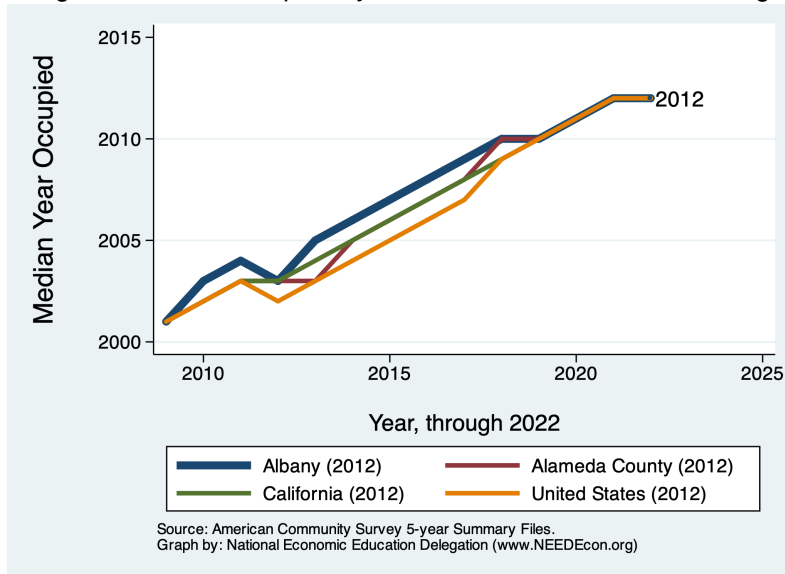


Figure 65: Year Occupied by Current Residents for All Housing



Residential Permitting

Definition:

This indicator provides evidence on the number of residential buildings that are permitted for construction each year. Permit data for Albany is compared with data from Alameda 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.

Albany - Ranking Among Comparables

Figure 66: Number of Units Permitted - Nationwide Comparables (Rank)

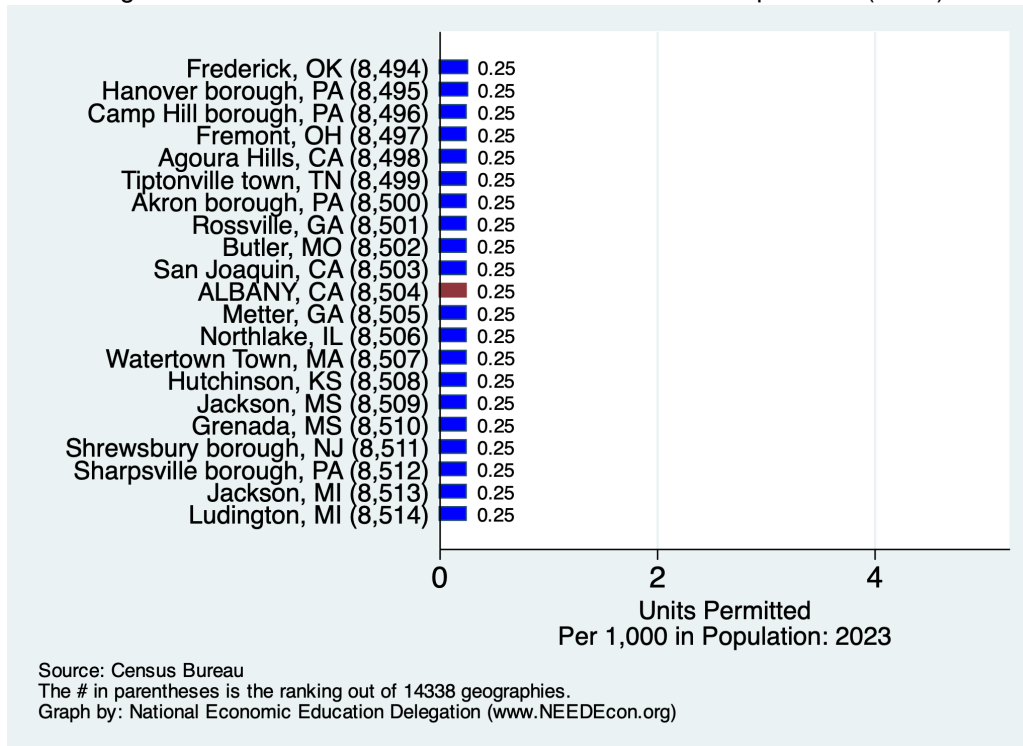


Figure 67: Number of Units Permitted - California Comparables (Rank)

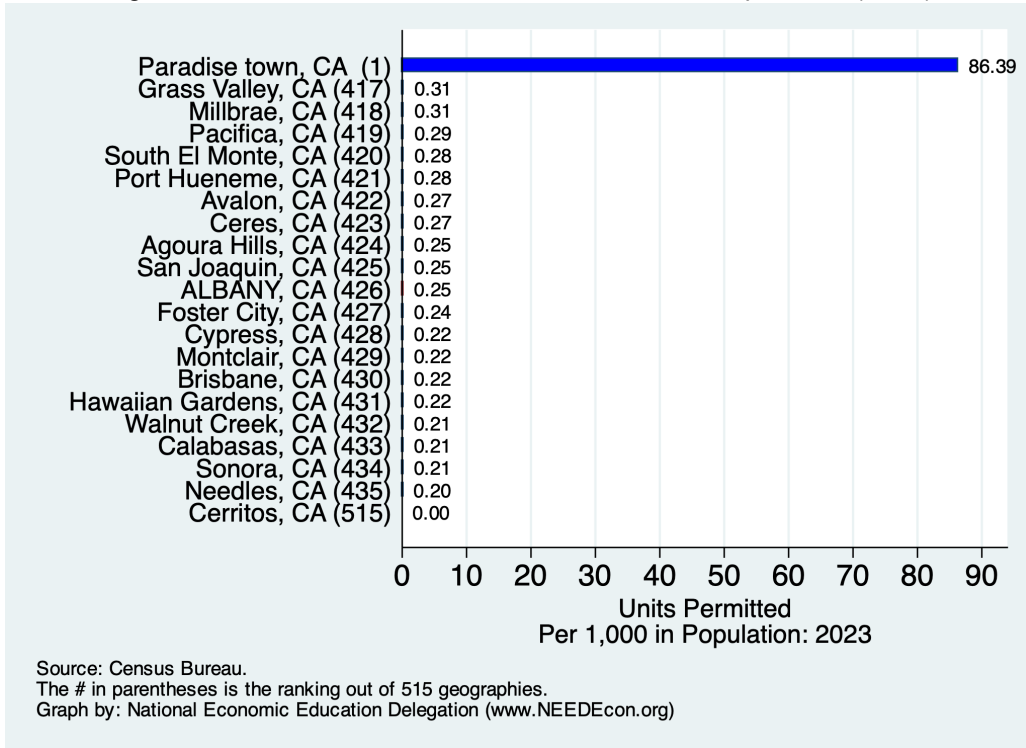
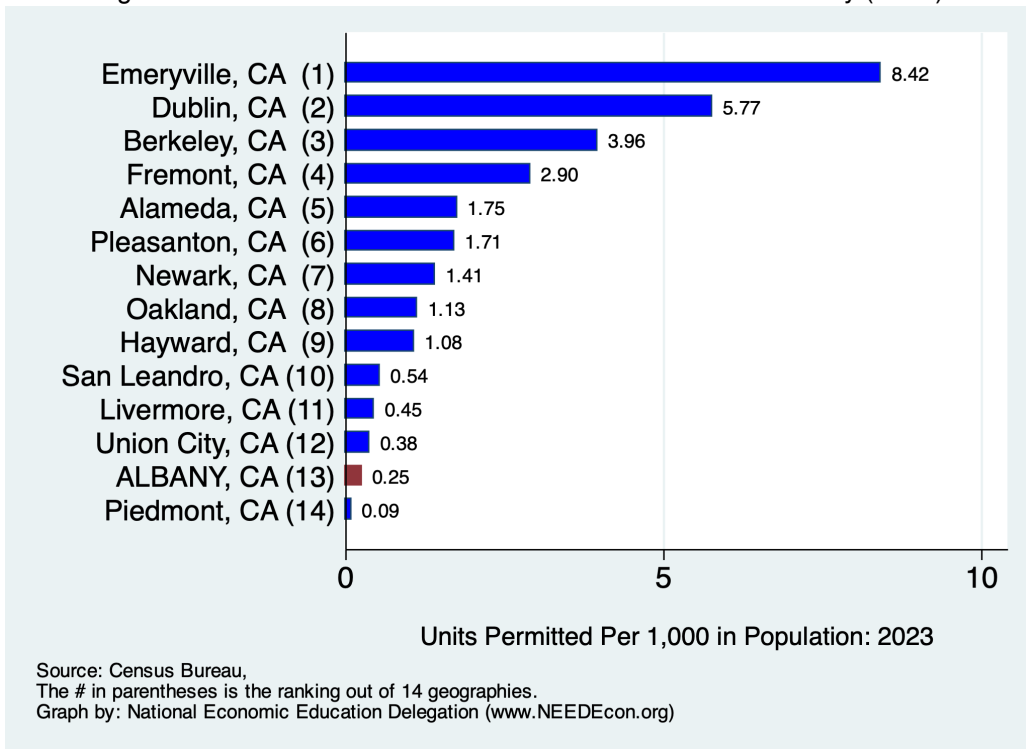


Figure 68: Number of Units Permitted - Cities in Alameda County (Rank)



Albany - Permitting Activity

Annual Units Permitted - Per Capita in Albany

Figure 69: Units Permitted Each Year

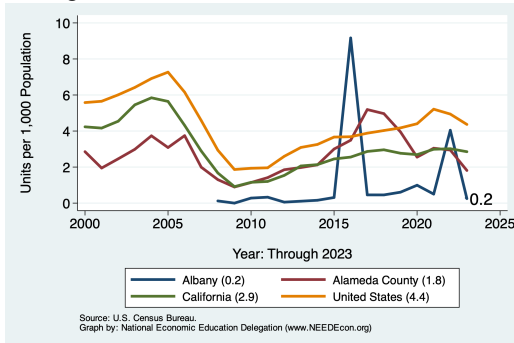
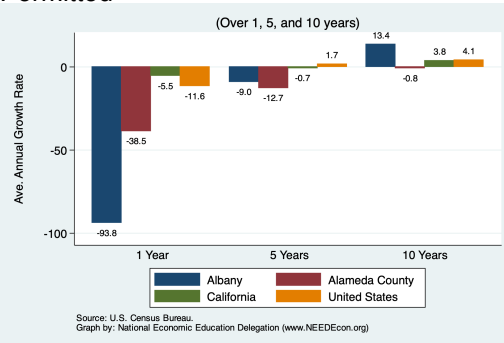


Figure 70: Average Annual Growth in Units Permitted



Annual Number of Buildings Permitted - Per Capita in Albany

Figure 71: Units Permitted Each Year

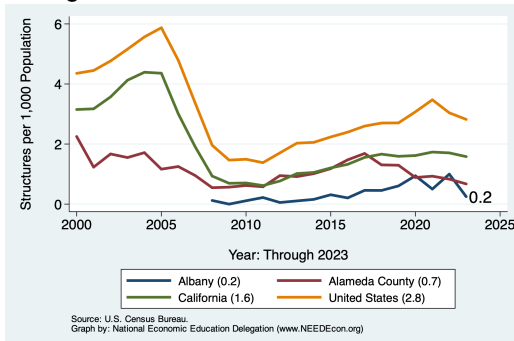
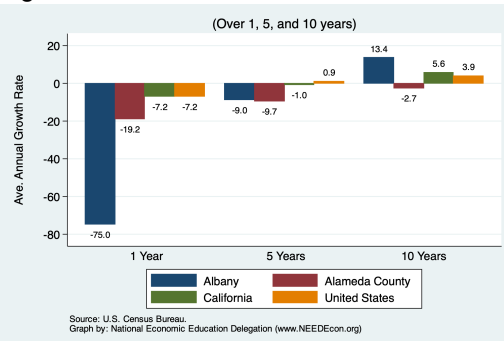


Figure 72: Average Annual Growth in Buildings Permitted



Annual Value of Property Permitted - Per Capita in Albany

Figure 73: Value Permitted Each Year

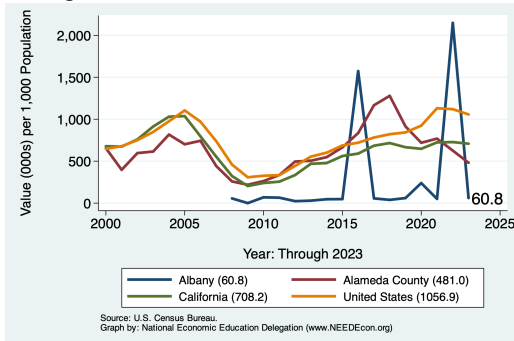
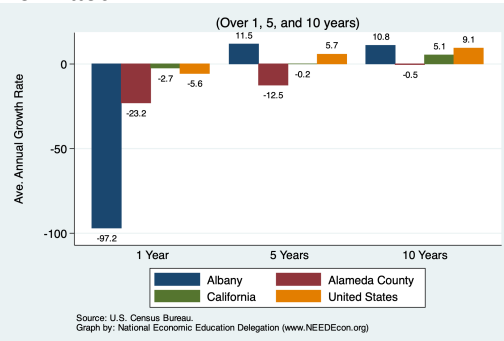


Figure 74: Average Annual Growth in Value Permitted



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 75: Percent of Workers Commuting by Car Alone

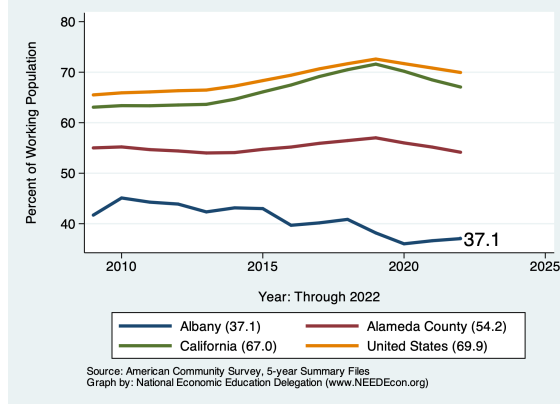


Figure 76: Percent of Workers Commuting by Carpool

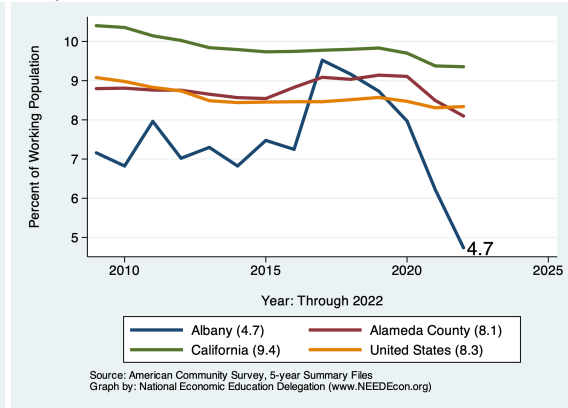


Figure 77: Percent of Workers using Public Transportation

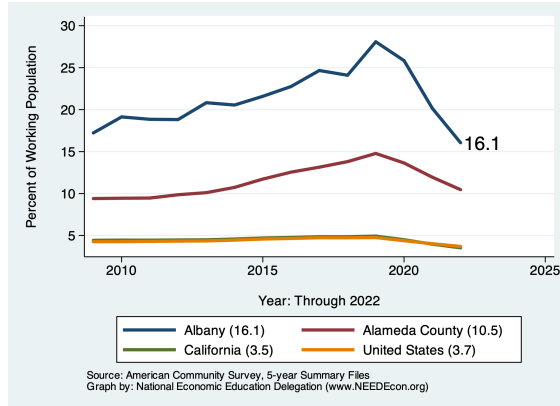
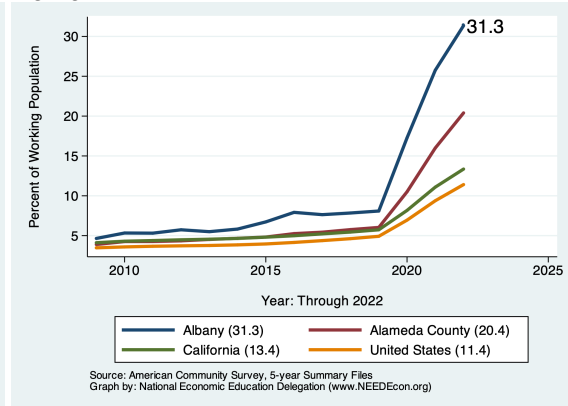


Figure 78: Percent of Workers Who Work From Home



The first table on this page presents data for those who LIVE in Albany. The second provides data on those who work, but do not necessarily live in Albany. 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:	2,270	43.6	1,956	39.1	4,226	41.8	78.0
Drove Alone	2,038	39.2	1,709	34.2	3,747	37.1	68.4
Carpooled:	232	4.5	247	4.9	479	4.7	9.5
In 2-person carpool	199	3.8	206	4.1	405	4.0	6.9
In 3-person carpool	18	0.3	28	0.6	46	0.5	1.5
In 4-or-more-person carpool	15	0.3	13	0.3	28	0.3	1.1
Public Transportation (excl Taxi):	866	16.6	758	15.2	1,624	16.1	3.6
Bus or Trolley Bus	448	8.6	381	7.6	829	8.2	2.3
Streetcar or Trolley Car	360	6.9	279	5.6	639	6.3	0.8
Subway or Elevated	35	0.7	56	1.1	91	0.9	0.3
Railroad	17	0.3	28	0.6	45	0.4	0.2
Ferryboat	6	0.1	14	0.3	20	0.2	0.1
Bicycle	245	4.7	186	3.7	431	4.3	0.7
Walked	328	6.3	199	4.0	527	5.2	2.4
Taxicab, Motorcycle, or other	68	1.3	41	0.8	109	1.1	1.7
Worked at Home	1,426	27.4	1,744	34.9	3,170	31.3	13.6
Total:	5,203	100.0	4,884	97.7	10,087	99.7	

Source: 2022 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:	1,843	51.9	2,277	52.8	4,120	52.4	78.0
Drove Alone	1,648	46.4	2,080	48.3	3,728	47.4	68.5
Carpooled:	195	5.5	197	4.6	392	5.0	9.5
In 2-person carpool	139	3.9	164	3.8	303	3.9	6.9
In 3-person carpool	56	1.6	33	0.8	89	1.1	1.5
In 4-or-more-person carpool	0	0.0	0	0.0	0	0.0	1.1
Public Transportation (excl Taxi):	44	1.2	133	3.1	177	2.3	3.6
Bus or Trolley Bus	21	0.6	89	2.1	110	1.4	2.3
Streetcar or Trolley Car	23	0.6	44	1.0	67	0.9	0.8
Subway or Elevated	0	0.0	0	0.0	0	0.0	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	26	0.7	35	0.8	61	0.8	0.7
Walked	181	5.1	85	2.0	266	3.4	2.4
Taxicab, Motorcycle, or other	31	0.9	35	0.8	66	0.8	1.7
Worked at Home	1,426	40.2	1,744	40.5	3,170	40.3	13.6
Total:	3,551	100.0	4,309	100.0	7,860	100.0	

Source: 2022 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	128	2.7	72	1.7	200	2.2	2.0
5 to 9 minutes	154	3.2	212	5.1	366	4.1	7.5
10 to 14 minutes	343	7.1	319	7.6	662	7.4	12.2
15 to 19 minutes	510	10.6	364	8.7	874	9.7	15.0
20 to 24 minutes	454	9.5	538	12.9	992	11.0	14.3
25 to 29 minutes	308	6.4	141	3.4	449	5.0	6.3
30 to 34 minutes	618	12.9	384	9.2	1,002	11.2	15.0
35 to 39 minutes	96	2.0	99	2.4	195	2.2	2.9
40 to 44 minutes	174	3.6	158	3.8	332	3.7	4.3
45 to 59 minutes	385	8.0	395	9.4	780	8.7	8.6
60 to 89 minutes	459	9.6	375	9.0	834	9.3	7.9
90 or more minutes	148	3.1	83	2.0	231	2.6	4.0
Total:	3,777	78.7	3,140	75.1	6,917	77.0	

Source: 2022 5-year American Community Survey, Summary File

Figure 79: Percent of Employed Population With Commutes of More than 30 Minutes

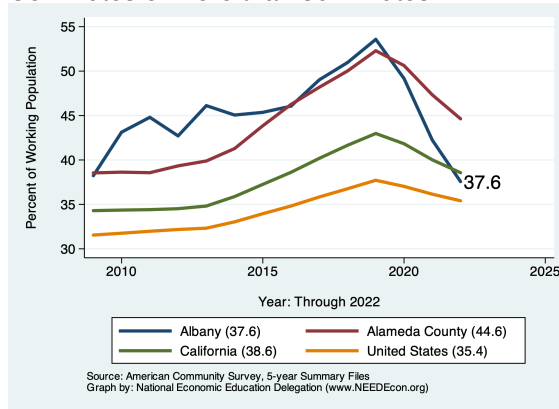


Figure 80: Percent of Employed Population With Commutes of More than 90 Minutes

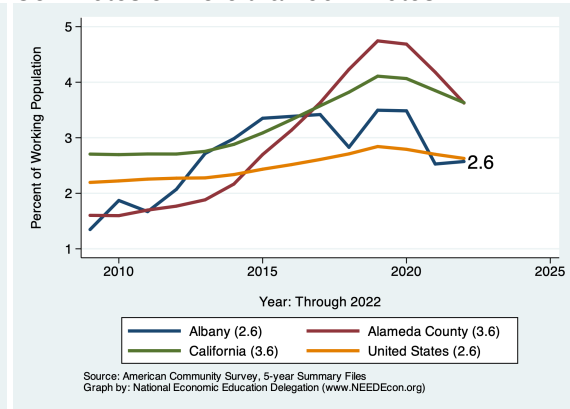
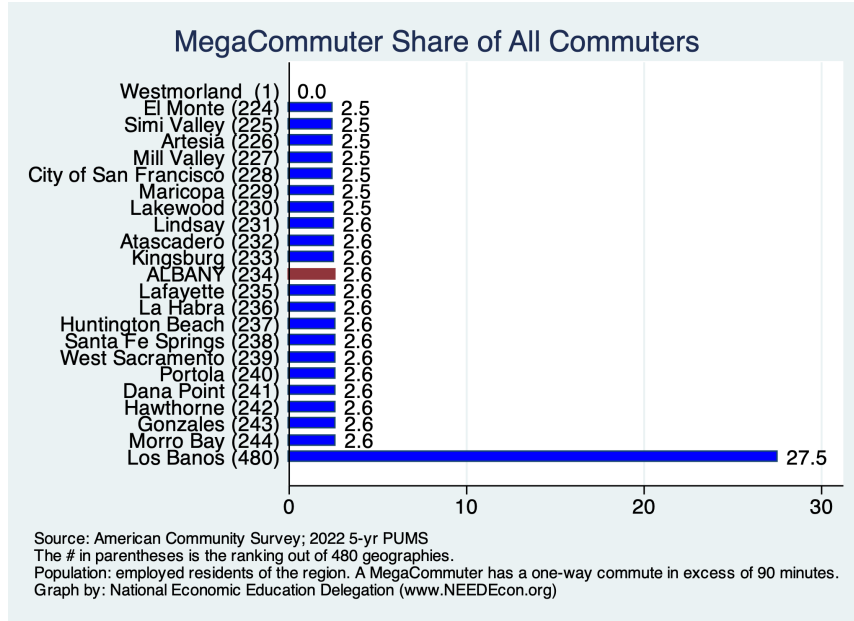


Figure 81: Rank: Share of MegaCommuters Across Similar Geographies



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	86	3.2	15	0.5	101	2.0	2.0
5 to 9 minutes	251	9.4	179	6.3	430	8.5	7.5
10 to 14 minutes	366	13.7	494	17.4	860	17.1	12.2
15 to 19 minutes	264	9.9	437	15.4	701	13.9	15.0
20 to 24 minutes	295	11.1	408	14.4	703	14.0	14.3
25 to 29 minutes	182	6.8	164	5.8	346	6.9	6.3
30 to 34 minutes	331	12.4	385	13.5	716	14.2	15.0
35 to 39 minutes	9	0.3	120	4.2	129	2.6	2.9
40 to 44 minutes	85	3.2	53	1.9	138	2.7	4.3
45 to 59 minutes	116	4.3	163	5.7	279	5.5	8.6
60 to 89 minutes	100	3.7	50	1.8	150	3.0	7.9
90 or more minutes	40	1.5	97	3.4	137	2.7	4.0
Total:	2,125	79.6	2,565	90.2	4,690	93.2	

Source: 2022 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 82: Percent of Local Employees With Commutes of More than 30 Minutes

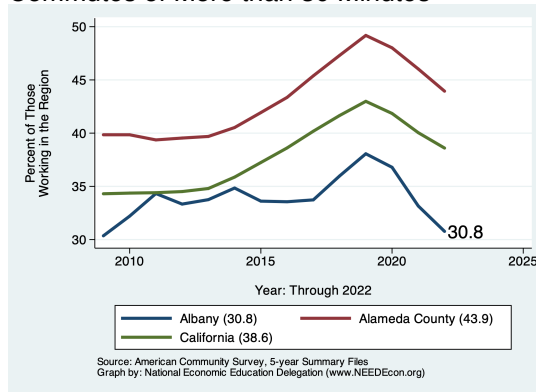


Figure 83: Percent of Local Employees With Commutes of More than 90 Minutes

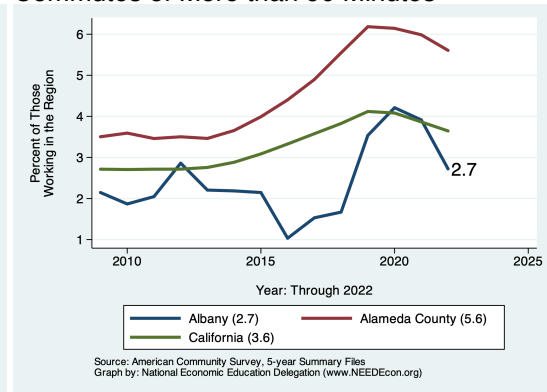
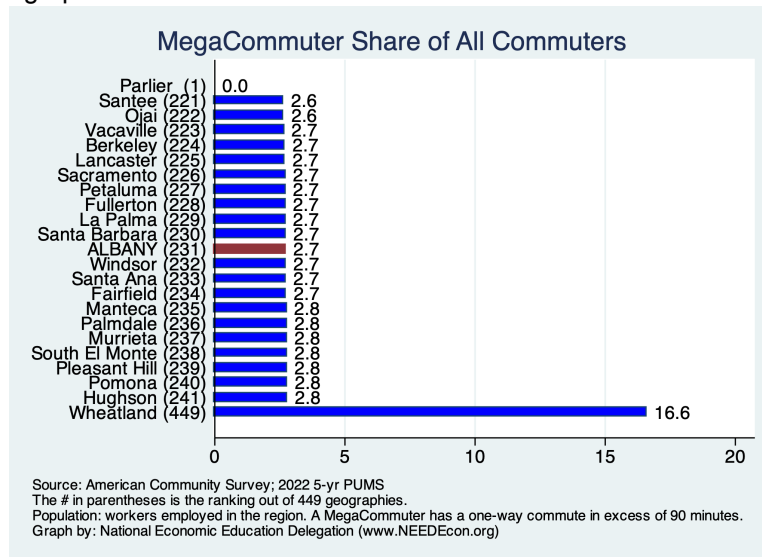


Figure 84: Rank: Share of MegaCommuters Across Similar Geographies



Place of Work

This section provides evidence on where workers living in Albany work. As evidenced in the first table, some of Albany’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 Albany 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:	5,191	99.8	4,871	97.5	10,062	99.5	99.6
Worked in county of residence	3,521	67.7	3,500	70.0	7,021	69.4	84.1
worked outside of county of residence	1,670	32.1	1,371	27.4	3,041	30.1	15.4
Worked outside state of residence	12	0.2	13	0.3	25	0.2	0.4
Total:	5,203	100.0	4,884	97.7	10,087	99.7	

Source: 2022 5-year American Community Survey, Summary File

Figure 85: Percent of Workers Employed Outside of Their County of Residence

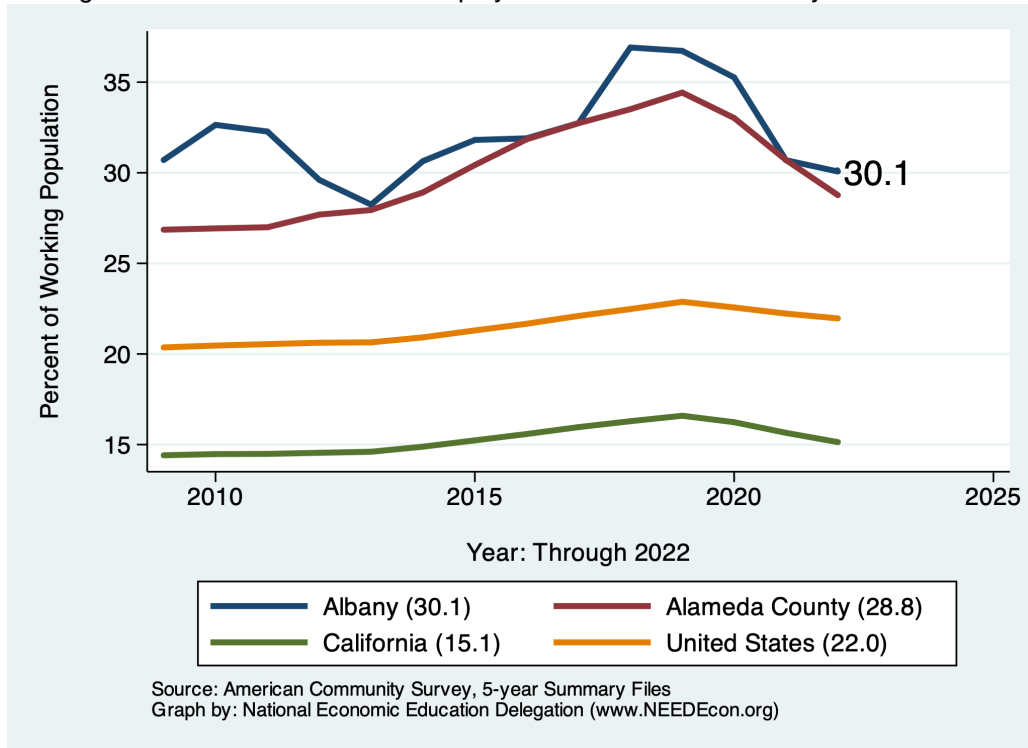
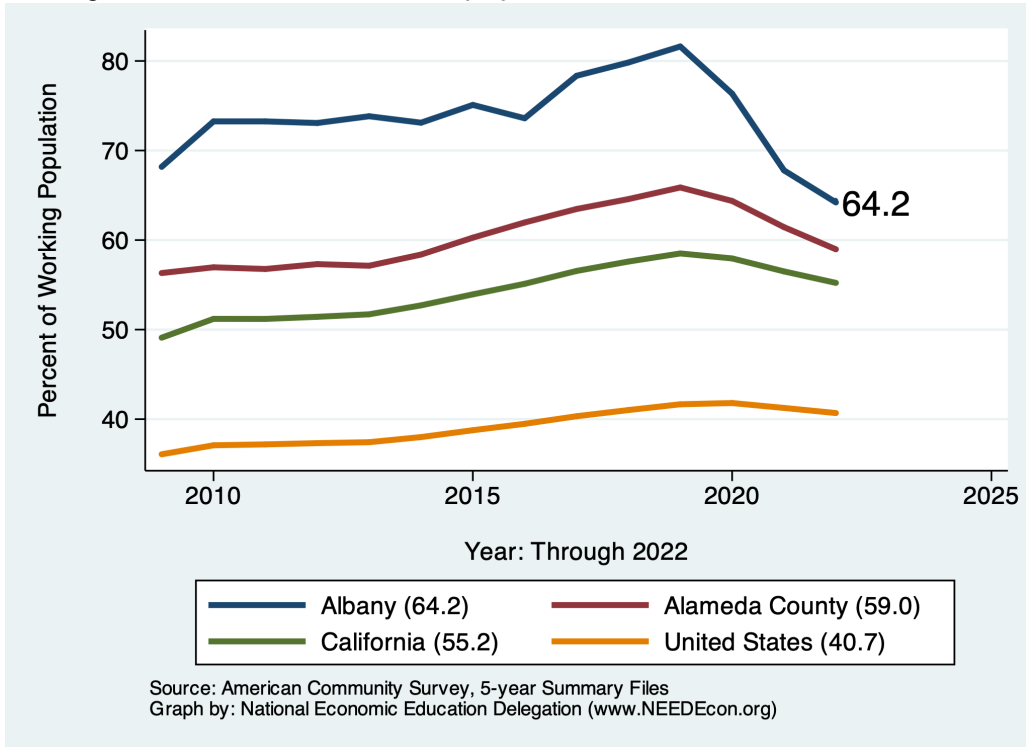


Table 11. SEX OF WORKERS BY PLACE OF WORK-PLACE LEVEL

Place of Work	Male		Female		All Workers		All of CA (%)
	#	(%)	#	(%)	#	(%)	
Living in a place:	5,203	100.0	4,884	97.7	10,087	99.7	95.9
Worked in place of residence	1,692	32.5	1,902	38.1	3,594	35.5	39.5
Worked outside place of residence	3,511	67.5	2,982	59.7	6,493	64.2	56.4
Not living in a place	0	0.0	0	0.0	0	0.0	4.1
Total:	5,203	100.0	4,884	97.7	10,087	99.7	

Source: 2022 5-year American Community Survey, Summary File

Figure 86: 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	California	Ratio	United States	
	Median	Median		Median	Ratio
Car, truck, or van - drove alone	69,375	48,566	85.2	46,171	84.8
Car, truck, or van - carpooled	72,974	36,463	119.4	34,487	119.4
Public transportation (excluding taxicab)	83,977	40,179	124.7	45,100	105.0
Walked	23,470	29,366	47.7	27,142	48.8
Taxicab, motorcycle, bicycle, or other means	92,727	40,433	136.8	36,140	144.7
Worked from home	98,731	75,153	78.4	67,180	82.9
Total:	81,714	48,747	167.6	46,099	177.3

Source: 2022 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	762	31.2	811	27.2	1,780	33.1	3,747	37.1	68.4
Car, Truck, or Van: Carpooled	33	1.4	149	5.0	216	4.0	479	4.7	9.5
Public Transportation (excl Taxi)	326	13.4	290	9.7	862	16.0	1,624	16.1	3.6
Walked	299	12.2	121	4.1	88	1.6	527	5.2	2.4
Taxicab, Motorcycle, or other	131	5.4	71	2.4	293	5.5	540	5.3	2.4
Worked at Home	286	11.7	606	20.3	2,134	39.7	3,170	31.3	13.6
Total:	1,837	75.3	2,048	68.7	5,373		10,087	99.7	100.0

Source: 2022 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	1,090	51.2	1,293	57.2	1,040	30.3	3,728	47.4	68.5
Car, Truck, or Van: Carpooled	132	6.2	117	5.2	94	2.7	392	5.0	9.5
Public Transportation (excl Taxi)	43	2.0	88	3.9	46	1.3	177	2.3	3.6
Walked	45	2.1	156	6.9	42	1.2	266	3.4	2.4
Taxicab, Motorcycle, or other	49	2.3	0	0.0	78	2.3	127	1.6	2.4
Worked at Home	286	13.4	606	26.8	2,134	62.1	3,170	40.3	13.6
Total:	1,645	77.3	2,260		3,434		7,860		

Source: 2022 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 (%)	All of CA (%)
	#	(%)	#	(%)	#	(%)			
Car, Truck, or Van: Drove Alone	172	36.4	94	15.2	3,481	36.9	3,747	37.1	68.7
Car, Truck, or Van: Carpooled	0	0.0	8	1.3	471	5.0	479	4.7	9.5
Public Transportation (excl Taxi)	102	21.6	19	3.1	1,503	15.9	1,624	16.1	3.6
Walked	24	5.1	46	7.4	331	3.5	401	4.0	2.1
Taxicab, Motorcycle, or other	46	9.7	8	1.3	486	5.2	540	5.3	2.4
Worked at Home	67	14.2	7	1.1	3,096	32.8	3,170	31.3	13.6
Total:	411	86.9	182	29.4	9,368	99.3	9,961	98.5	

Source: 2022 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 (%)	All of CA (%)
	#	(%)	#	(%)	#	(%)			
Car, Truck, or Van: Drove Alone	129	25.7	98	27.7	3,501	46.9	3,728	47.4	68.7
Car, Truck, or Van: Carpooled	17	3.4	2	0.6	373	5.0	392	5.0	9.5
Public Transportation (excl Taxi)	28	5.6	0	0.0	149	2.0	177	2.3	3.6
Walked	20	4.0	13	3.7	233	3.1	266	3.4	2.1
Taxicab, Motorcycle, or other	10	2.0	7	2.0	110	1.5	127	1.6	2.4
Worked at Home	67	13.4	7	2.0	3,096	41.5	3,170	40.3	13.6
Total:	271	54.1	127	35.9	7,462		7,860		

Source: 2022 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 Albany 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 87: Overall Movements of Residents

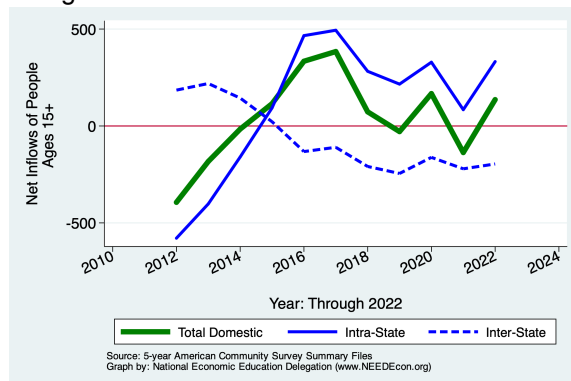


Table 17: Migration by Income

Category	Population	Net Inflows				
		All Migration	Same State			From Abroad
			W/in County	Between Counties	Across States	
No income	2,029	81	20	-31	-67	159
With income	13,943	455	211	132	-129	241
\$1 to \$9,999 or loss	1,583	86	2	-18	0	102
\$10,000 to \$14,999	658	17	-7	-5	29	0
\$15,000 to \$24,999	986	161	40	67	40	14
\$25,000 to \$34,999	1,004	-20	47	-54	-13	0
\$35,000 to \$49,999	1,350	131	114	56	-74	35
\$50,000 to \$64,999	1,064	99	25	50	-15	39
\$65,000 to \$74,999	671	136	44	38	31	23
\$75,000 or more	6,627	-155	-54	-2	-127	28
All:	15,972	536	231	101	-196	400

Source: 2022 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 88: Overall Movements of Low Income Residents

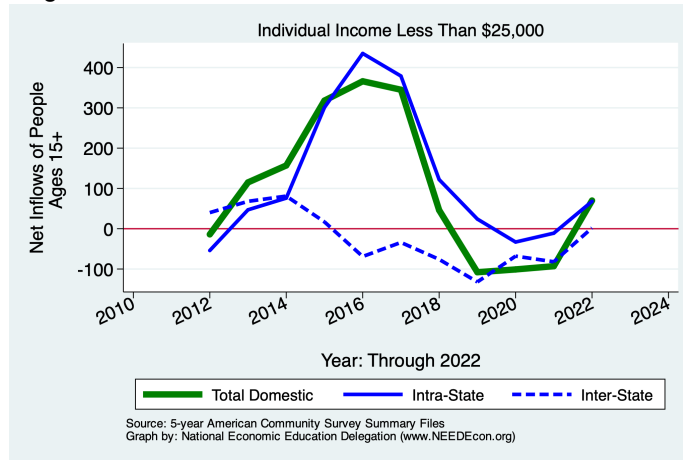


Figure 89: Overall Movements of Middle Income Residents

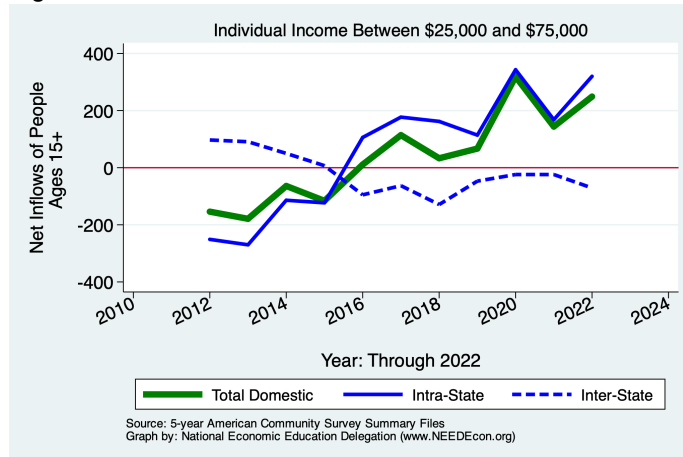
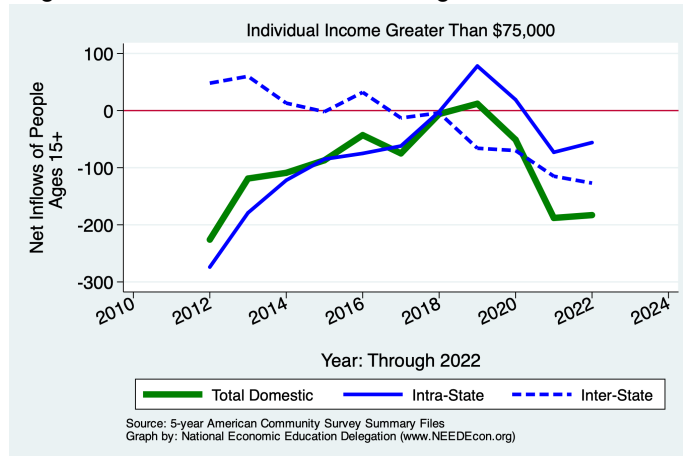


Figure 90: Overall Movements of High Income Residents



Demographics of Migration Flows

Table 18: Migration by Marital Status

Category	Population	Net Inflows					From Abroad
		All Migration	Same State			Across States	
			W/in County	Between Counties	W/in County		
Never married	5,052	321	283	116	-143	65	
Now married, except separated	8,647	220	76	-53	-106	303	
Divorced	1,492	42	-64	42	53	11	
Separated	157	-33	-40	7	0	0	
Widowed	624	-14	-24	-11	0	21	
Total:	15,972	536	231	101	-196	400	

Source: 2022 5-year American Community Survey, Summary File

Table 19: Migration by Tenure

Category	Population	Net Inflows					From Abroad
		All Migration	Same State			Across States	
			W/in County	Between Counties	W/in County		
Householder lived in owner-occupied housing units	10,135	-719	-234	-416	-148	79	
Householder lived in renter-occupied housing units	9,435	1,403	418	663	-142	464	
Total:	19,570	684	184	247	-290	543	

Source: 2022 5-year American Community Survey, Summary File

Figure 91: Domestic Movements of Residents by Tenure

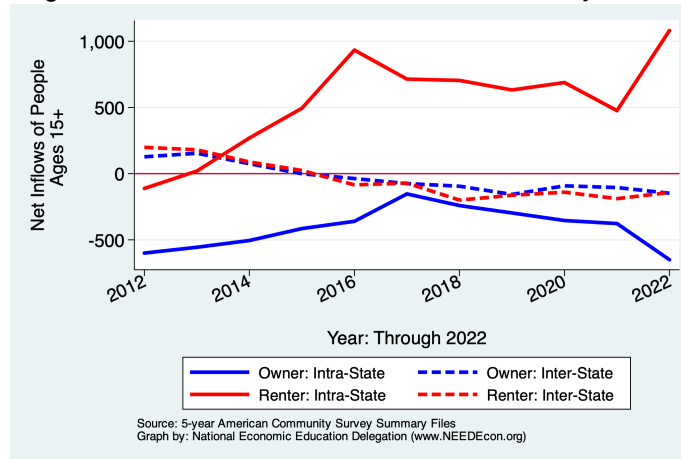


Table 20: Migration by Age

Category	Population	Net Inflows					
		All Migration	Same State			Across States	From Abroad
			W/in County	Between Counties	Between Counties		
1 to 4 years	1,074	57	-8	1	-31	95	
5 to 17 years	3,676	19	-29	83	-83	48	
18 and 19 years	394	-110	0	-79	-35	4	
20 to 24 years	907	26	78	-27	-43	18	
25 to 29 years	1,569	331	135	148	-10	58	
30 to 34 years	1,310	16	71	-11	-132	88	
35 to 39 years	1,794	255	52	98	-45	150	
40 to 44 years	1,624	114	-1	50	47	18	
45 to 49 years	1,352	-48	-34	-6	-8	0	
50 to 54 years	1,196	-53	10	-13	-50	0	
55 to 59 years	1,260	-10	-33	0	0	23	
60 to 64 years	967	-79	-1	-90	12	0	
65 to 69 years	977	-26	-35	-15	7	17	
70 to 74 years	820	72	10	38	0	24	
75 years and over	973	47	-21	1	67	0	
Total Population:	19,893	611	194	178	-304	543	

Source: 2022 5-year American Community Survey, Summary File

Table 21: Migration by Educational Attainment

Category	Population	Net Inflows					
		All Migration	Same State			Across States	From Abroad
			W/in County	Between Counties	Between Counties		
Less than high school graduate	383	-4	10	-16	-29	31	
High school graduate (includes equiv)	1,282	21	-24	41	4	0	
Some college or assoc. degree	1,768	37	-59	80	0	16	
Bachelor's degree	4,675	362	167	15	-1	181	
Graduate or professional degree	5,734	203	59	80	-86	150	
Total:	13,842	619	153	200	-112	378	

Source: 2022 5-year American Community Survey, Summary File

Table 22: Median Income of Migration Flows

Flow	In-Migration	Out-Migration
Same House 1 Year Ago	76,416	76,416
Moved Within Same County	52,656	78,352
Moved to Different County, Same State	55,000	61,429
Moved Between States	39,188	80,500
Total Population:	68,195	75,742

Source: 2022 5-year American Community Survey, Summary File

Table 23: Median Age of Migration Flows

Flow	In-Migration	Out-Migration
Same House 1 Year Ago	40.3	40.3
Moved Within Same County	31.1	34.8
Moved to Different County, Same State	29.5	31.3
Moved Between States	35.9	26.0
Moved from Abroad	31.7	
Total Population:	37.4	38.2

Source: 2022 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.

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