

# **Burlingame, California**

## *Indicators Report*

by  
The National Economic Education Delegation (NEED)

April 20, 2024

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

## A Demographic Snapshot

Statistic	2022	2019
<b>POPULATION</b>		
Population Estimate (#, 5yr)	30,995.0	30,576.0
Veterans (#, 5yr)	865.0	1,181.0
Foreign born persons (% , 5yr)	30.0	29.5
Population age 25+ (#, 5yr)	22,462.0	22,165.0
<b>AGE AND SEX</b>		
Persons under 5 years (% , 5yr)	6.0	6.0
Persons under 18 years (% , 5yr)	22.8	23.6
Persons 65 years and over (% , 5yr)	15.3	14.4
Female persons (% , 5yr)	47.4	52.5
<b>INCOME AND POVERTY</b>		
Median household income (\$ , 5yr)	165,940.0	128,447.0
Per capita income in past 12 months (\$ , 5yr)	90,326.0	73,968.0
Persons in poverty (% , 5yr)	5.0	4.5
Children age less than 18 in poverty (#, 5yr)	287.0	299.0
Children age less than 18 in poverty (% , 5yr)	4.1	4.2
<b>RACE AND ETHNICITY</b>		
White alone (% , 5yr)	55.5	58.8
African American alone (% , 5yr)	1.2	1.2
American Indian or Alaska Native alone (% , 5yr)	0.1	0.1
Asian alone (% , 5yr)	28.2	27.5
Native Hawaiian and Other Pacific Islander alone (% , 5yr)	0.2	0.2
Two or More Races (% , 5yr)	8.0	7.0
Hispanic or Latino (% , 5yr)	13.6	12.7
White alone, not Hispanic or Latino (% , 5yr)	52.0	53.3
<b>HOUSING</b>		
Housing units (#, 5yr)	13,294.0	12,697.0
Owner-occupied housing units (% , 5yr)	52.2	48.1
Median value of owner-occupied housing units (\$ , 5yr)	2,000,001.0	1,901,900.0
Median selected monthly owner costs-with a mortgage (\$ , 5yr)	4,001.0	4,001.0
Median selected monthly owner costs-without a mortgage (\$ , 5yr)	1,060.0	879.0
Median gross rent (\$ , 5yr)	2,591.0	2,210.0
<b>FAMILIES AND LIVING ARRANGEMENTS</b>		
Households (#, 5yr)	12,260.0	12,150.0
Persons per household (#, 5yr)	2.5	2.5
Living in same house 1 year ago, % of persons age 1+ (5yr)	86.2	83.0
<b>EDUCATION</b>		
High school graduate or higher, % of persons age 25+ (5yr)	94.7	96.0
Bachelor's degree or higher, % of persons age 25+ (5yr)	64.3	67.8
<b>HEALTH</b>		
With a disability, under age 65 years (#, 5yr)	1,020.0	911.0
Persons without health insurance, under age 65 years (% , 5yr)	2.8	4.3
<b>LABOR FORCE</b>		
In civilian labor force, persons age 16+ (% , 5yr)	70.6	71.3
In civilian labor force, women age 16+ (% , 5yr)	64.4	67.1
Employed, persons age 16+ (% , 5yr)	65.8	65.4
Self employed (% , 5yr)	10.2	13.2
<b>TRANSPORTATION</b>		
Mean travel time to work, workers age 16+ (Mins., 5yr)	25.3	29.2
Using public transportation (% , 5yr)	15.4	23.3
Drive alone in private vehicle (% , 5yr)	58.6	67.4

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
<b>City</b>				
Burlingame	30,136	0.22	0.23	-0.69
<b>County and Broader Regions</b>				
San Mateo County	737,644	-0.43	-4.33	-4.50
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
San Mateo County	740.8	737.6	-0.43	-0.45	-0.35
San Mateo	103.7	103.3	-0.32		
Daly City	102.0	101.5	-0.56		
Redwood City	81.8	81.5	-0.32		
South San Francisco	64.3	64.3	-0.00		
San Bruno	42.3	42.1	-0.68		
Pacifica	37.2	37.1	-0.41		
Foster City	32.9	32.7	-0.45		
Menlo Park	32.8	32.5	-0.85		
Burlingame	30.1	30.1	0.22		
San Carlos	29.8	29.5	-0.89		
East Palo Alto	28.8	28.6	-0.66		
Belmont	27.0	26.8	-0.88		
Millbrae	22.5	22.5	0.08		
Half Moon Bay	11.3	11.2	-0.77		
Hillsborough	11.0	11.0	-0.20		
Atherton	6.7	6.7	-0.48		
Woodside	5.1	5.1	-0.29		
Brisbane	4.7	4.6	-0.51		
Portola Valley	4.3	4.2	-0.54		
Colma	1.4	1.4	-0.88		

Source: CA DOF; Calculations by National Economic Education Delegation

Figure 1: Population Growth (1)

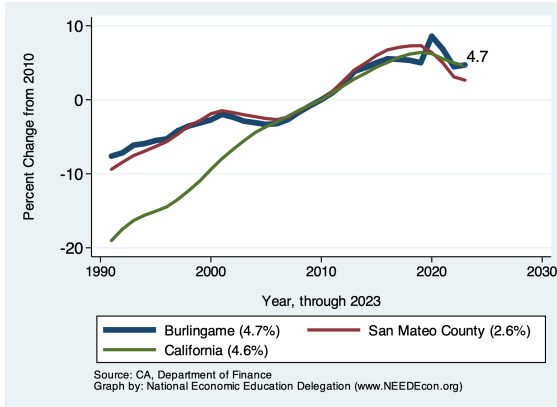


Figure 2: Population Growth (2)

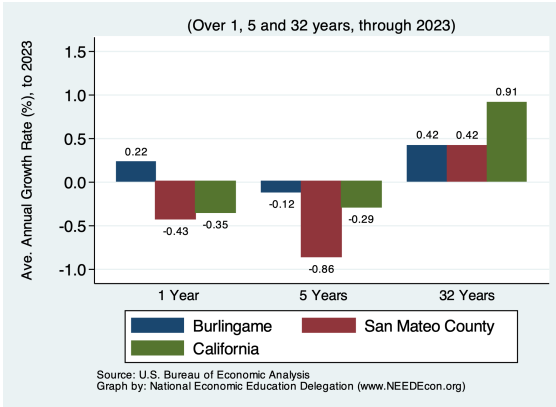


Figure 3: Population by Age - Detailed Age Categories

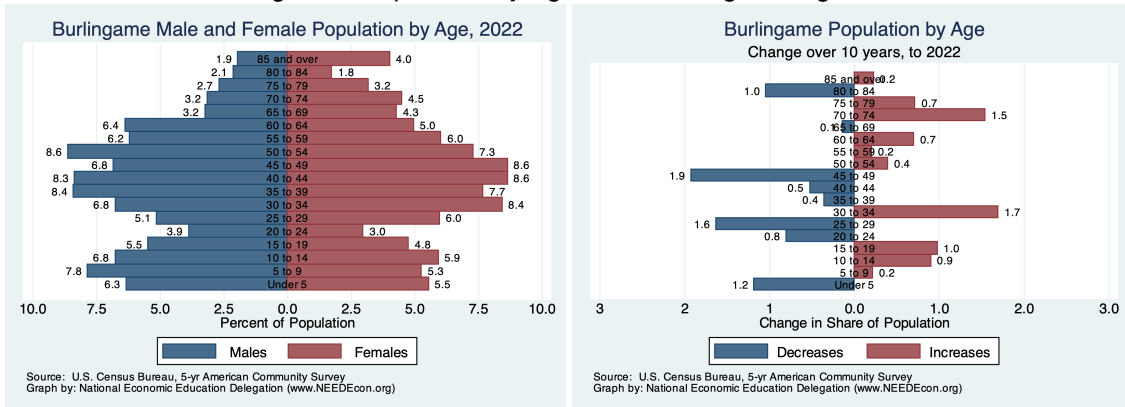


Figure 4: Population by Age - Broad Age Categories

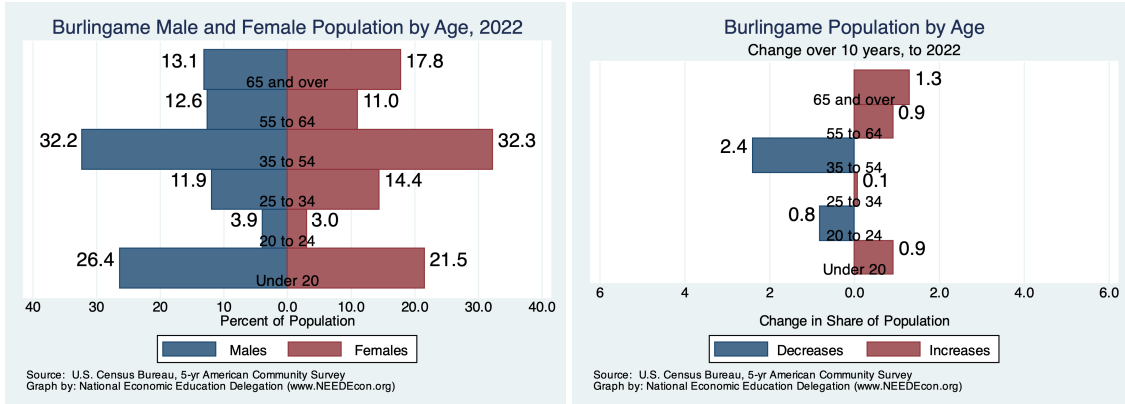


Figure 5: Population by Educational Attainment

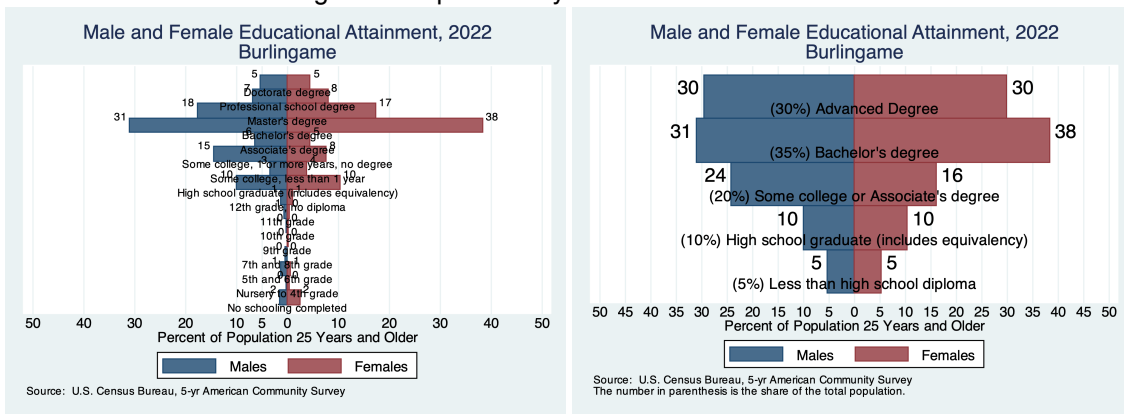


Figure 6: Population by Race/Ethnicity

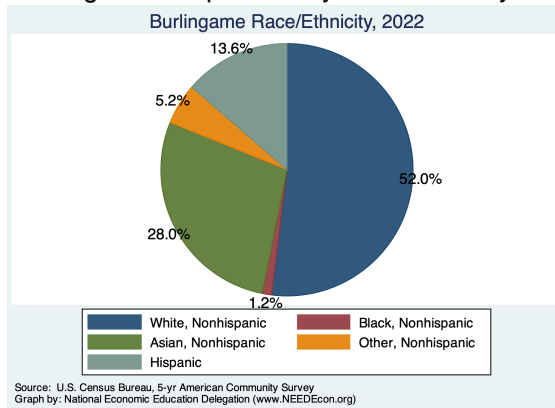
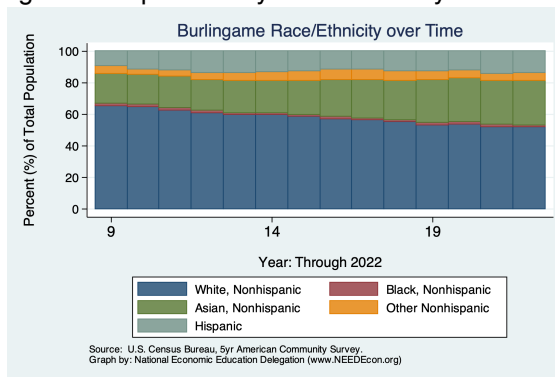


Figure 7: Population by Race/Ethnicity Over Time



# 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. Burlingame 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

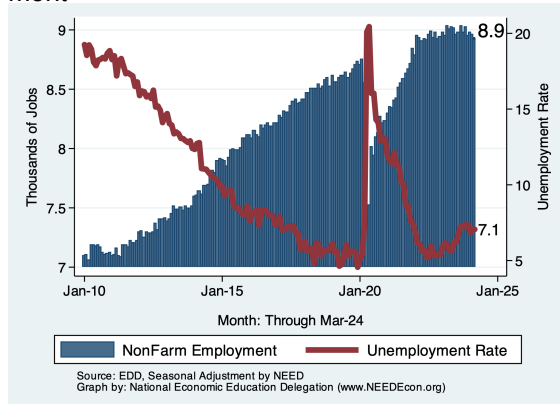


Figure 9: Employment and Unemployment - Last 12 Months

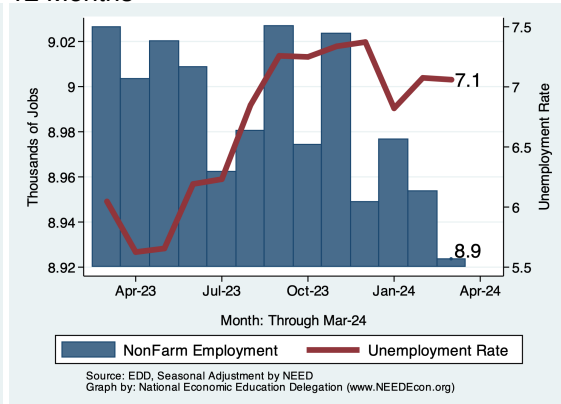


Figure 10: Relative Employment Growth Across Regions - since 2010

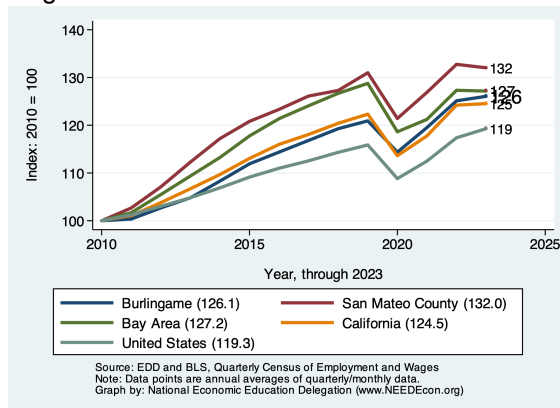
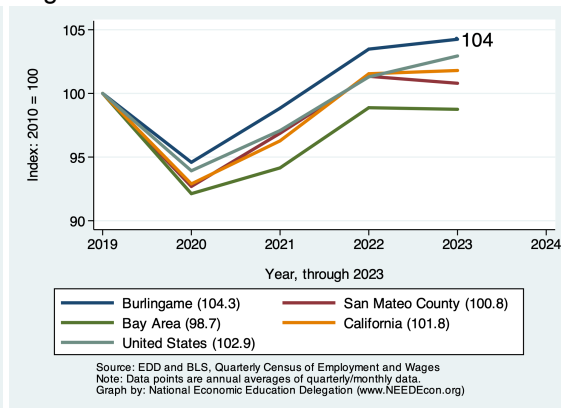


Figure 11: Relative Employment Growth Across Regions - since 2019





## 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 San Mateo County. The following table provides the latest data for the County.

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

Industry	Employment	Share	Empl Growth	% Growth - Annualized Rate					
				Month	Qtr	6mo	1yr	3yr	5yr
<b>Total Nonfarm</b>	421,423	100.0	-155.1	-0.4	-0.1	0.8	-1.1	2.7	0.5
<b>Goods Producing</b>	42,354	10.1	83.4	2.4	-2.7	-1.9	-1.9	-1.7	-1.4
Mining, Logging and Construction	17,763	4.2	195.5	14.2	-0.3	-1.6	-0.4	-2.7	-2.1
Manufacturing	24,439	5.8	-145.1	-6.9	-4.4	-2.2	-3.7	-0.9	-1.0
Durable Goods	10,906	2.6	-34.6	-3.7	-2.0	-0.0	-1.2	3.2	-0.3
Non-Durable Goods	13,363	3.2	-71.7	-6.2	-5.0	-4.3	-6.2	-4.1	-1.8
<b>Service Providing</b>	377,775	89.6	-351.9	-1.1	-0.6	0.9	-1.1	3.2	0.7
Trade, Trans & Utilities	60,982	14.5	-35.3	-0.7	3.4	1.6	-0.1	-1.5	-2.8
Wholesale Trade	10,826	2.6	0.6	0.1	-5.2	-4.7	-3.0	0.1	-1.3
Retail Trade	28,442	6.7	-11.1	-0.5	2.9	2.3	-0.4	-1.9	-2.8
Information	53,278	12.6	-742.7	-15.3	-8.2	-7.3	-10.6	-0.3	4.3
Financial Activities	22,519	5.3	-77.9	-4.1	-4.5	-2.3	-4.4	0.3	-1.0
Finance & Insurance	16,013	3.8	-57.0	-4.2	-3.2	-1.5	-4.1	-0.5	-0.3
Real Estate & Rental & Leasing	6,366	1.5	-52.4	-9.4	-13.9	-5.3	-5.6	2.0	-2.6
Professional & Business Svcs	87,702	20.8	-191.1	-2.6	-2.1	-1.5	-3.6	1.7	0.9
Prof, Sci, & Tech	61,339	14.6	-341.0	-6.4	-4.1	-2.6	-4.2	1.2	1.7
Educational & Health Svcs	62,625	14.9	261.2	5.1	-3.2	5.1	4.8	7.7	5.1
Education Svcs	14,599	3.5	-17.6	-1.4	1.4	2.3	1.7	14.4	12.6
Health Care & Social Assistance	47,537	11.3	193.9	5.0	-4.7	5.5	5.6	5.7	3.2
Leisure & Hospitality	44,147	10.5	25.5	0.7	3.4	4.8	3.8	16.3	-0.5
Arts, Entertainment & Recreation	6,656	1.6	16.9	3.1	15.5	14.1	11.5	21.6	2.7
Accommodation & Food Svcs	37,721	9.0	49.2	1.6	2.7	3.5	2.4	15.7	-0.9
Other Svcs	12,800	3.0	62.8	6.1	4.2	5.6	1.2	7.5	-1.1
<b>Government</b>	31,669	7.5	174.2	6.8	7.1	6.1	2.7	2.3	-0.9
Federal	2,892	0.7	-20.5	-8.1	-5.5	-2.8	0.0	-5.2	-3.6
State	596	0.1	0.4	0.8	1.7	5.8	0.5	-0.2	-0.1
Local	28,562	6.8	125.4	5.4	4.3	4.7	4.6	3.9	-0.3

Source: EDD, National Economic Education Delegation (NEED)

## Some Employee Detail

### Employed in Burlingame

Figure 12: Employment by Occupation

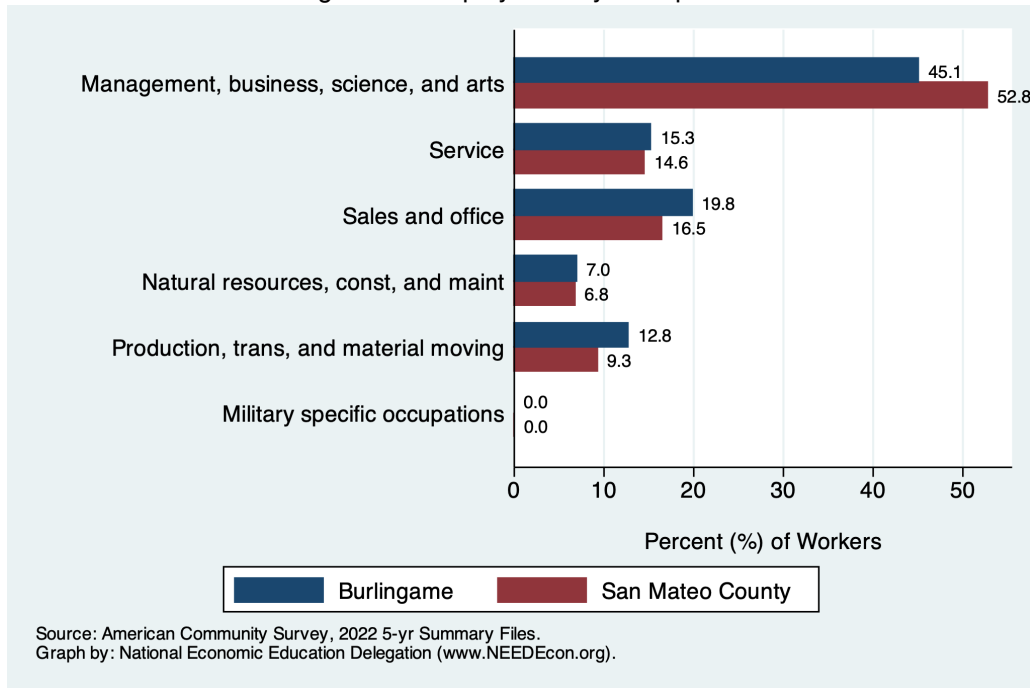


Figure 13: Employment by Industry

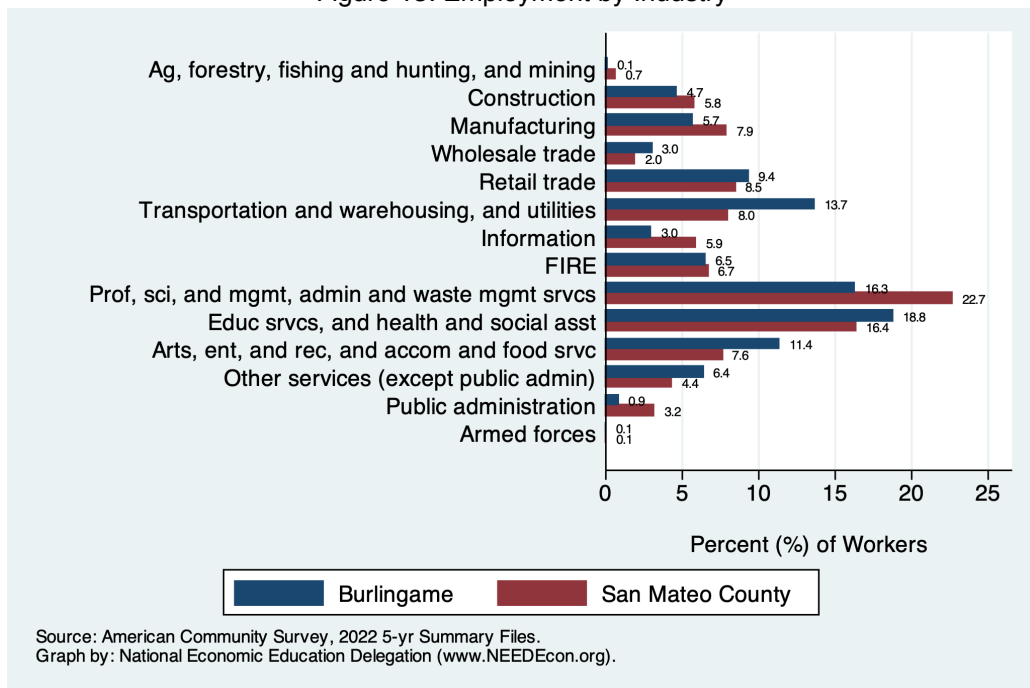


Figure 14: Language Spoken at Home

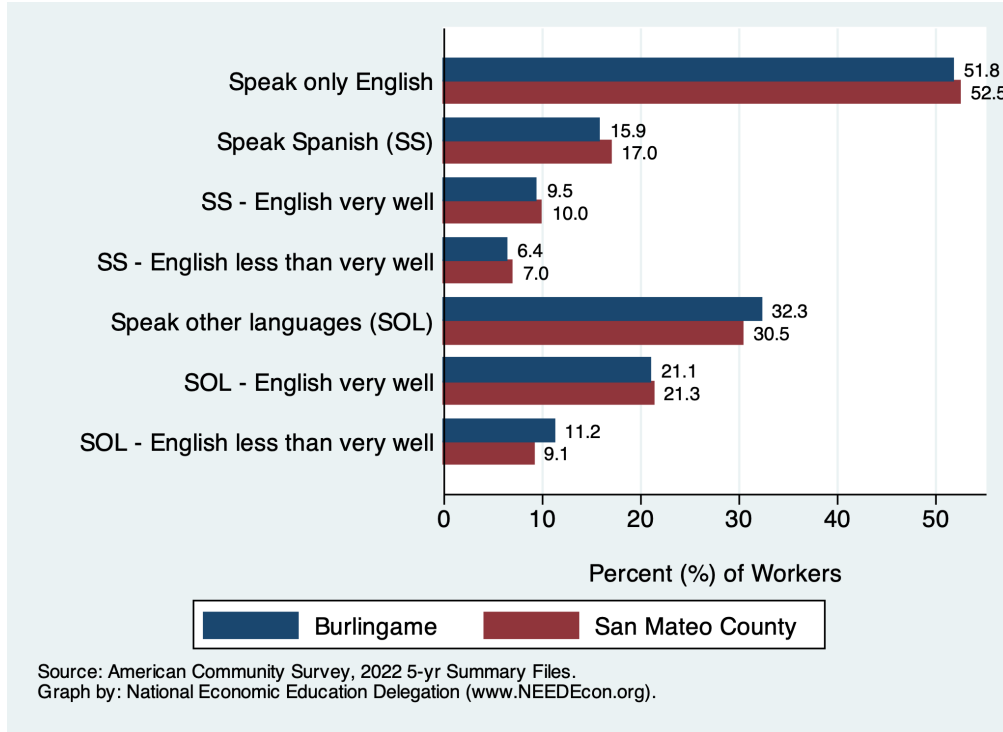
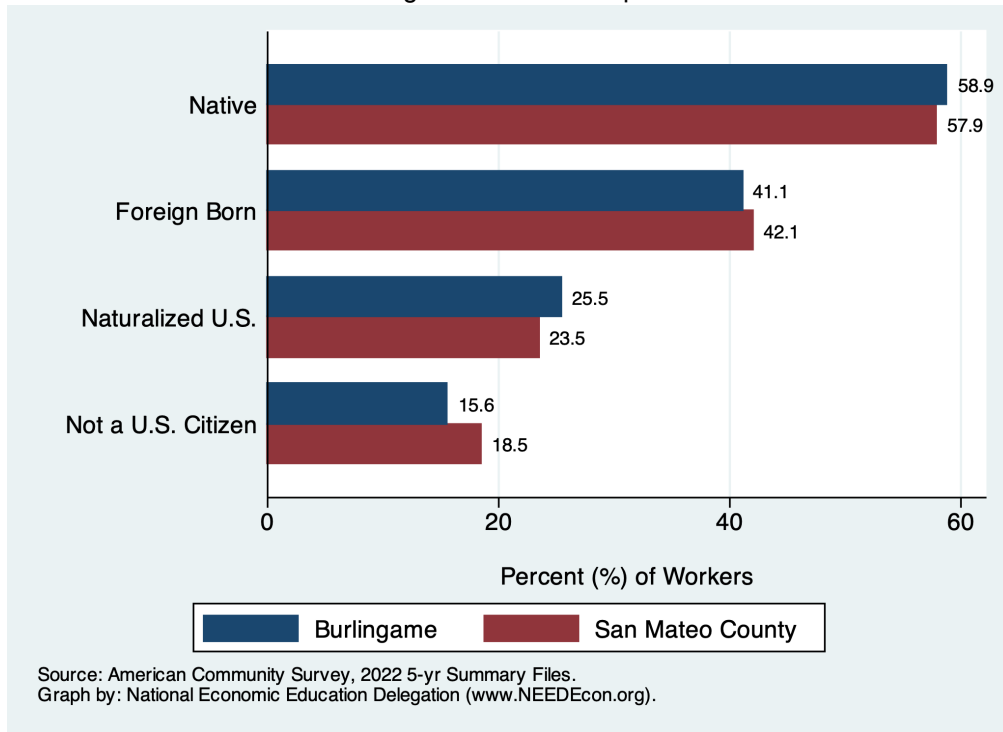


Figure 15: Citizenship



## Employed Residents of Burlingame

Figure 16: Employment by Occupation

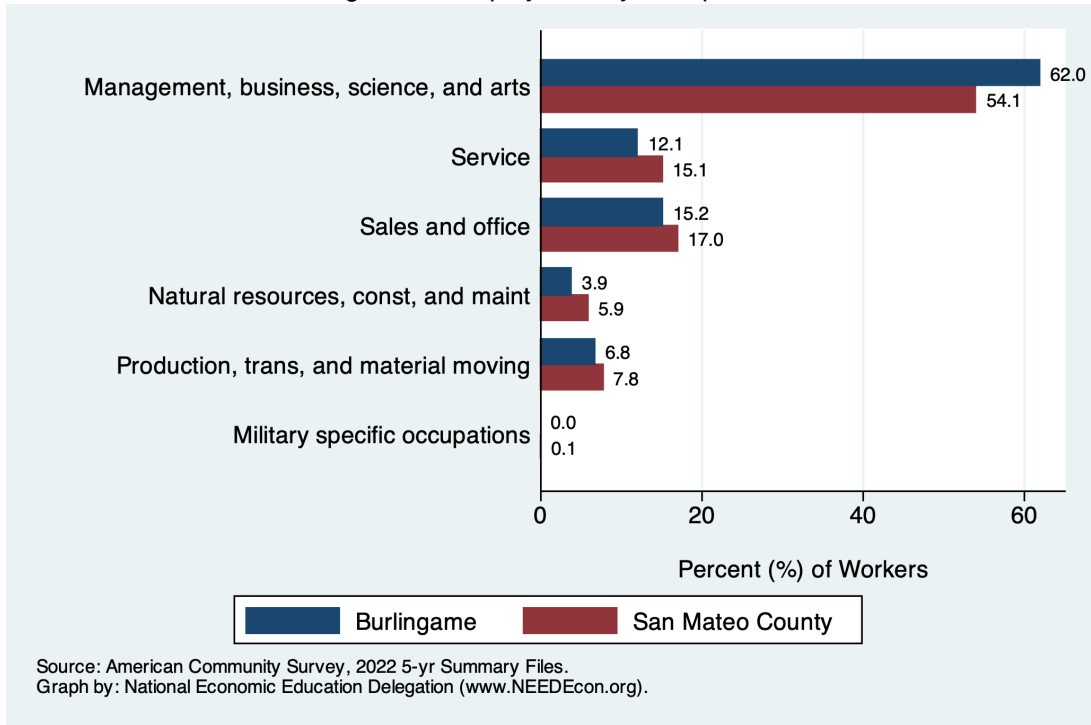


Figure 17: Employment by Industry

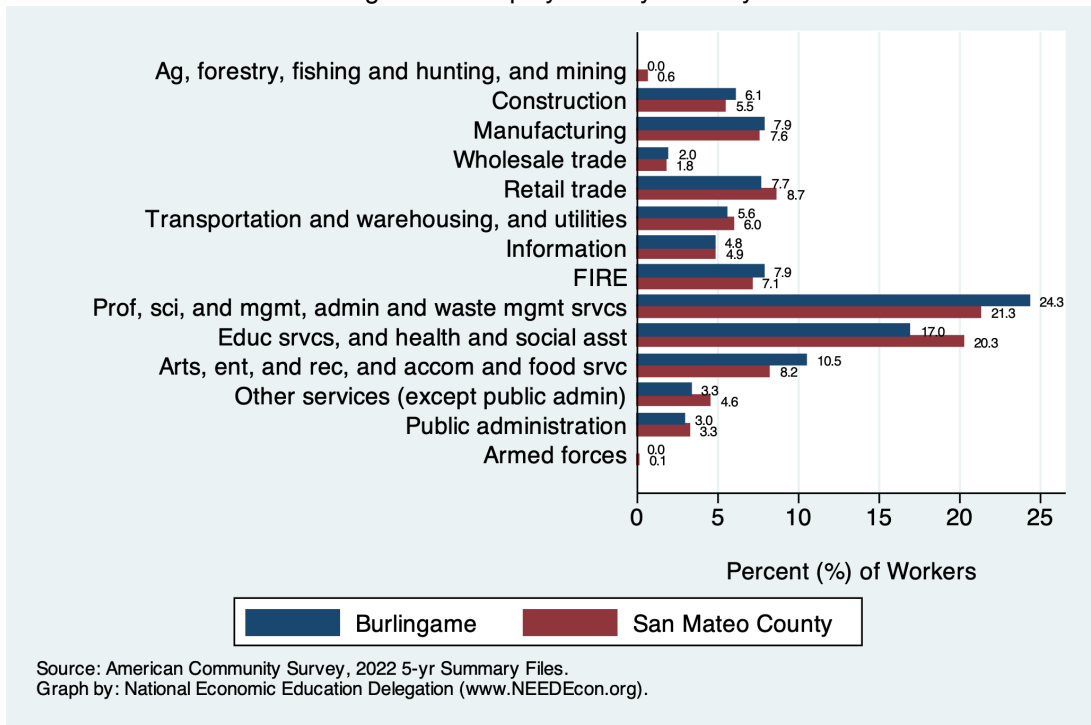


Figure 18: Language Spoken at Home

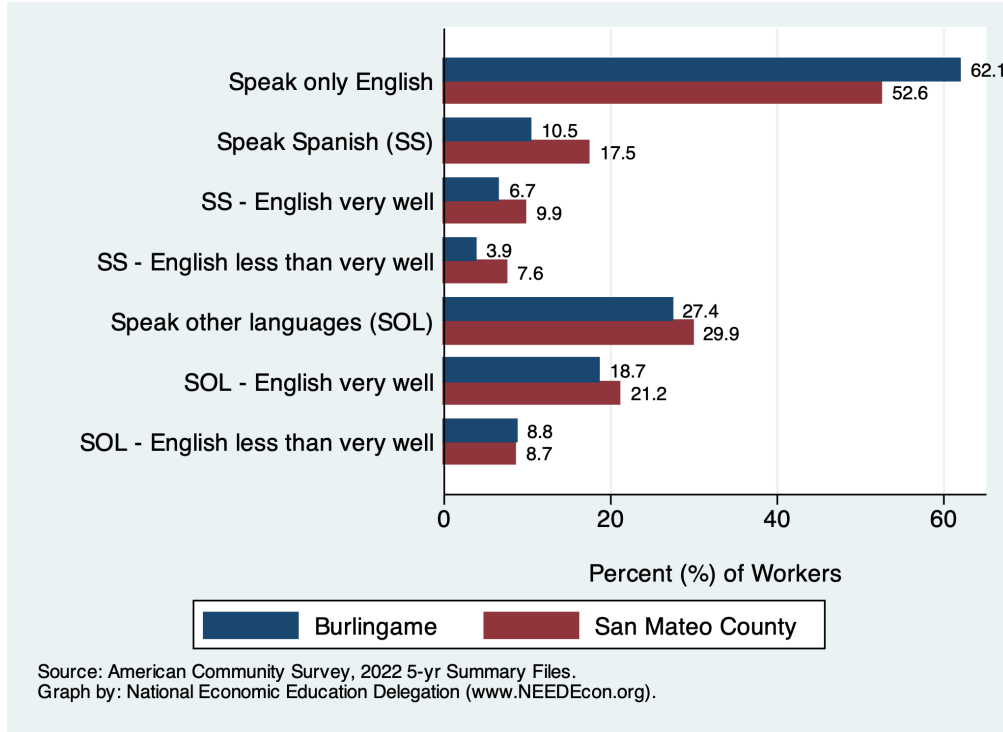
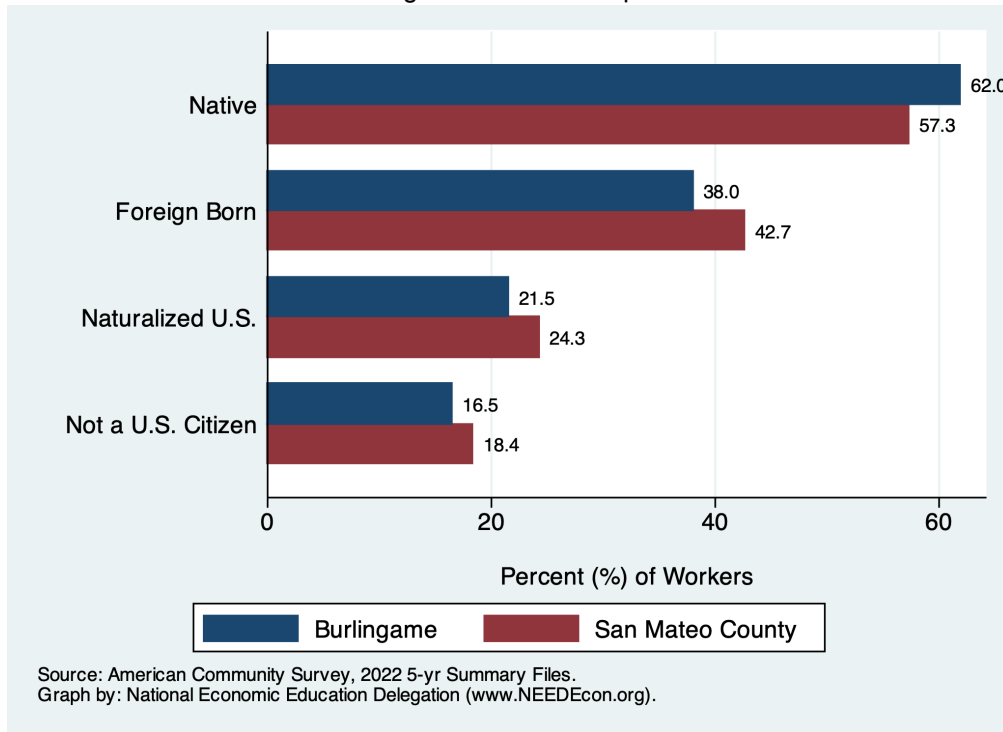


Figure 19: Citizenship



## Employed Residents vs Workers in Burlingame

Figure 20: Employment by Occupation

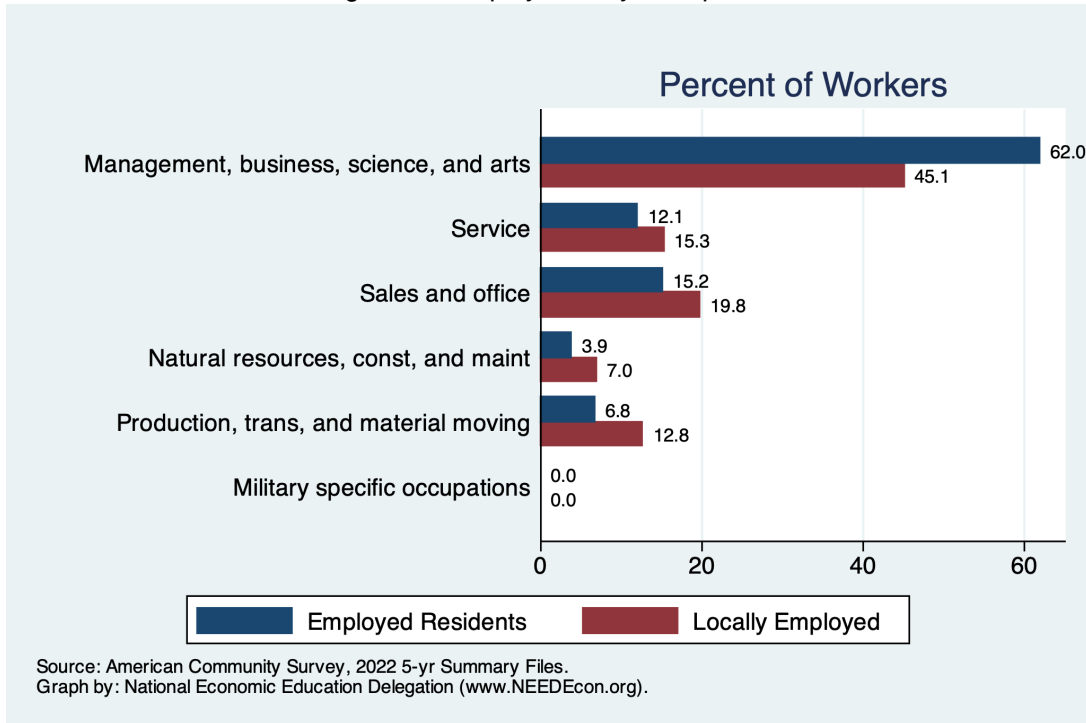


Figure 21: Employment by Industry

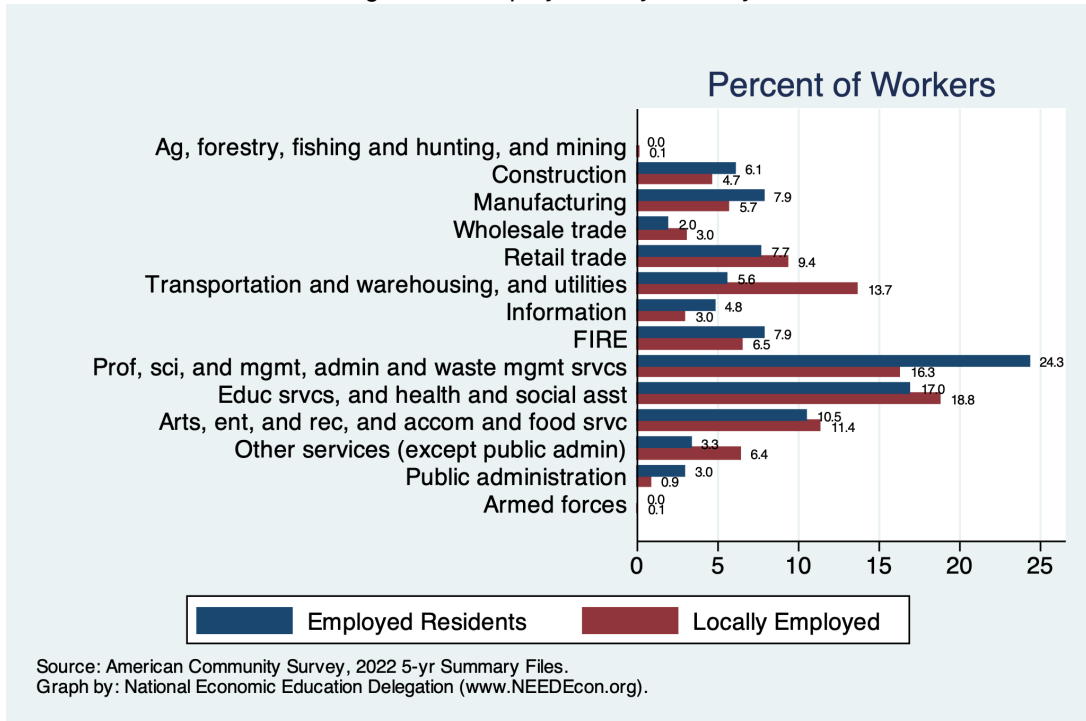


Figure 22: Language Spoken at Home

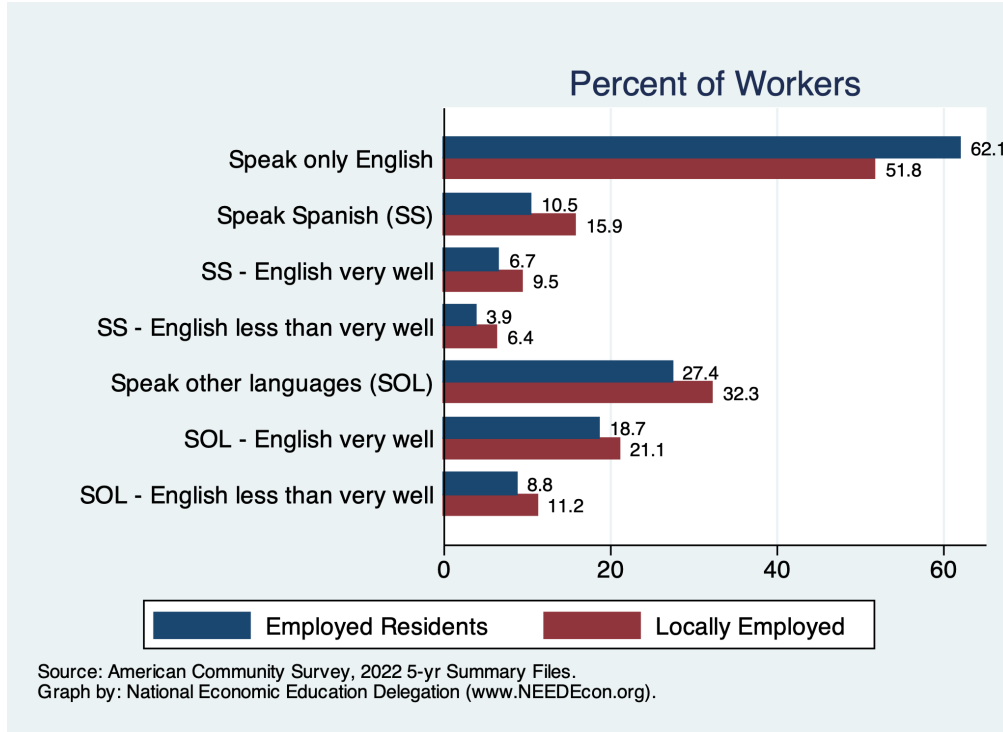
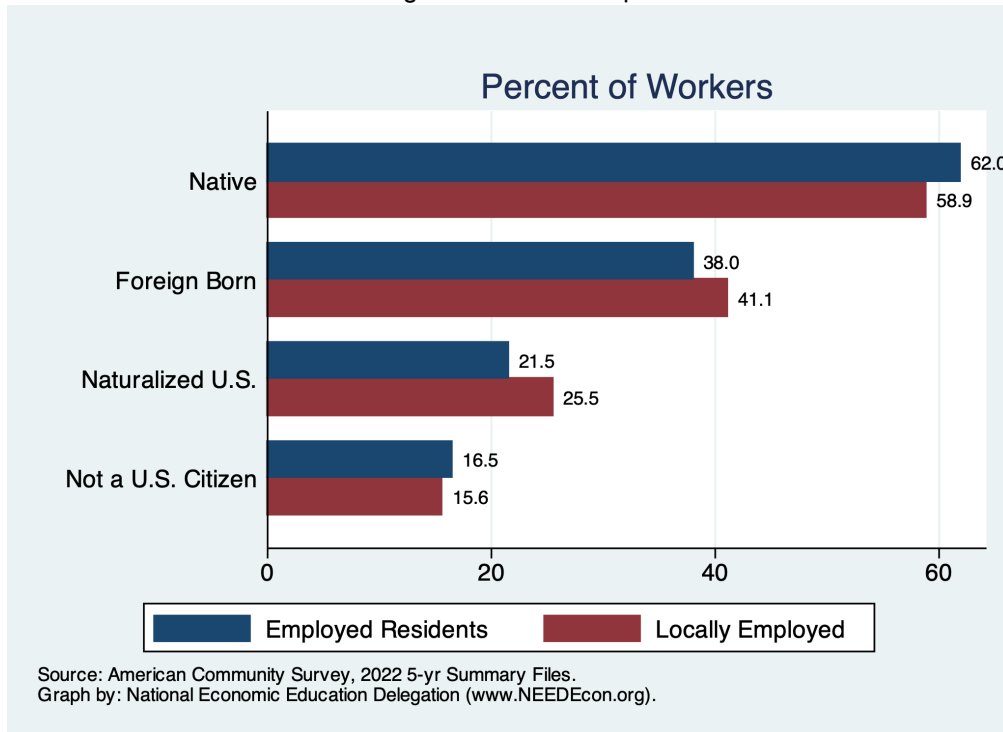


Figure 23: Citizenship



# Income and Earnings

## Per Capita Income Growth

### Definition:

Per capita income is the average income per person in Burlingame. 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

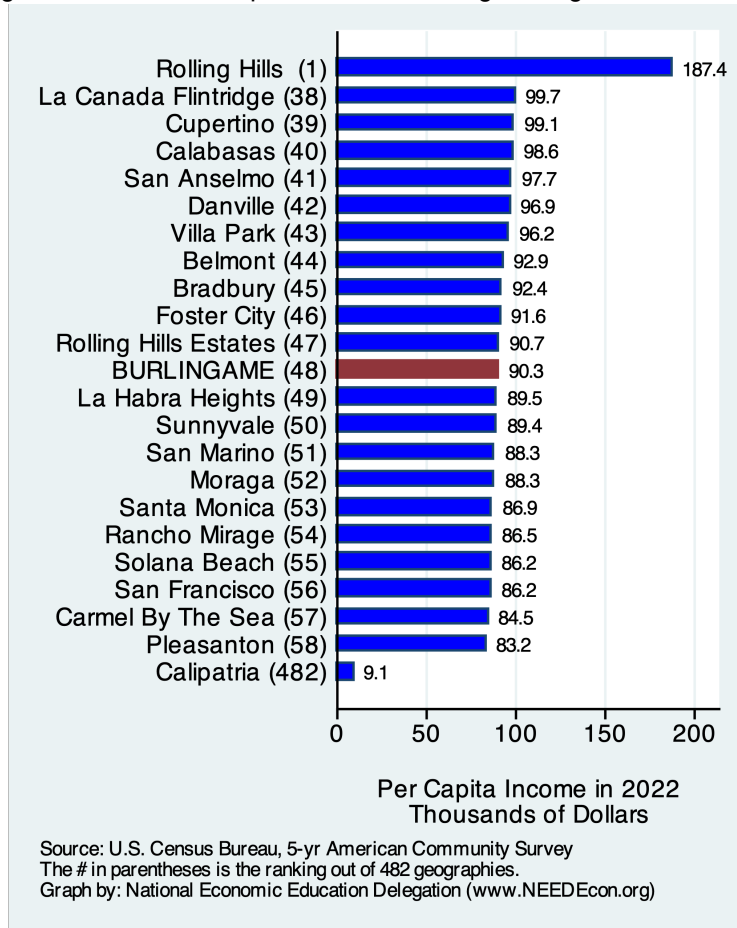
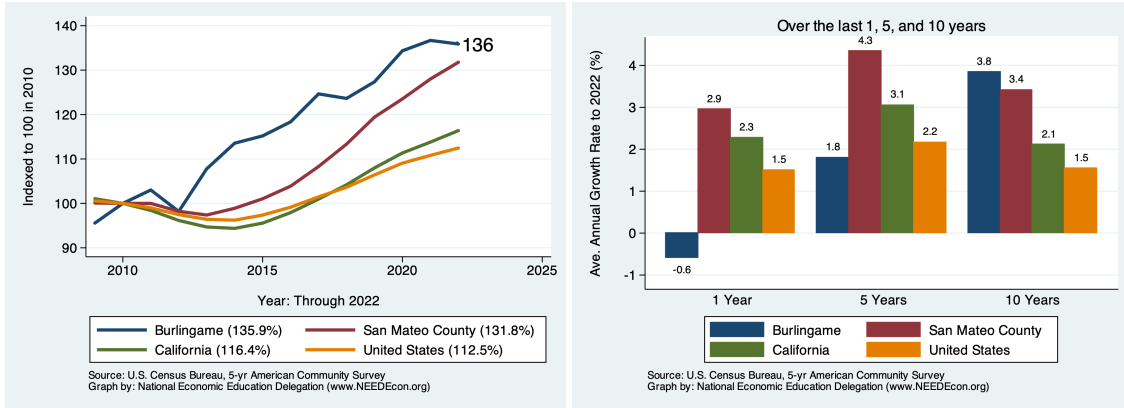




Figure 25: Regional Comparison of Growth over Time



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

Figure 26: Income Levels

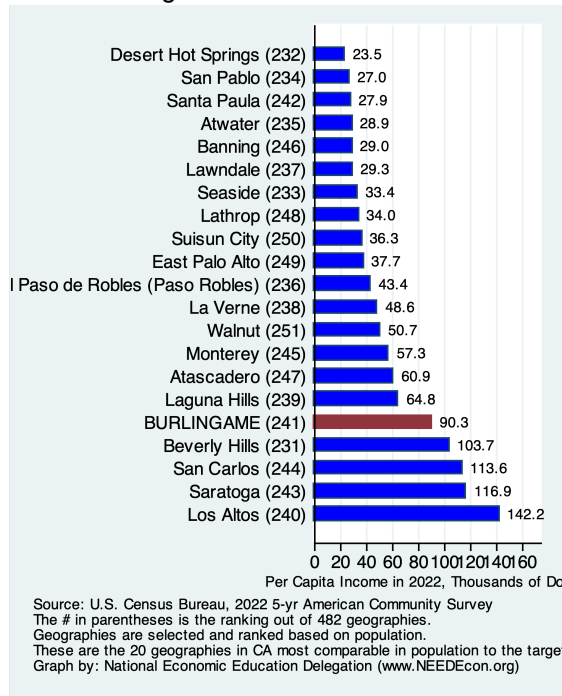
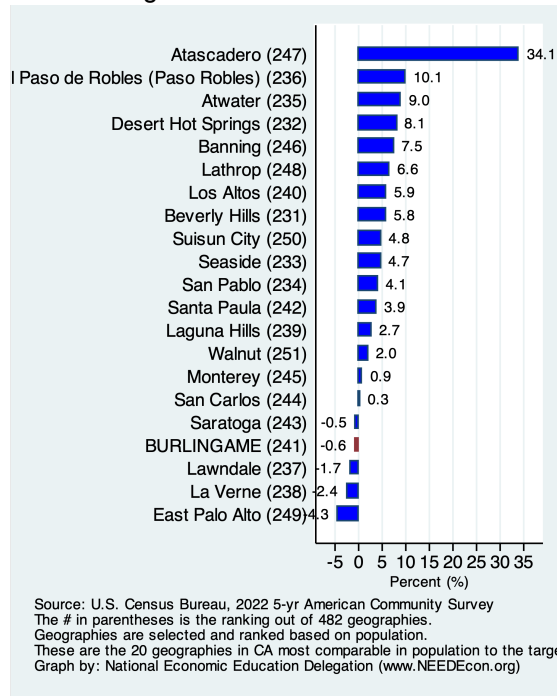


Figure 27: Growth over Time



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

Figure 28: Income Levels

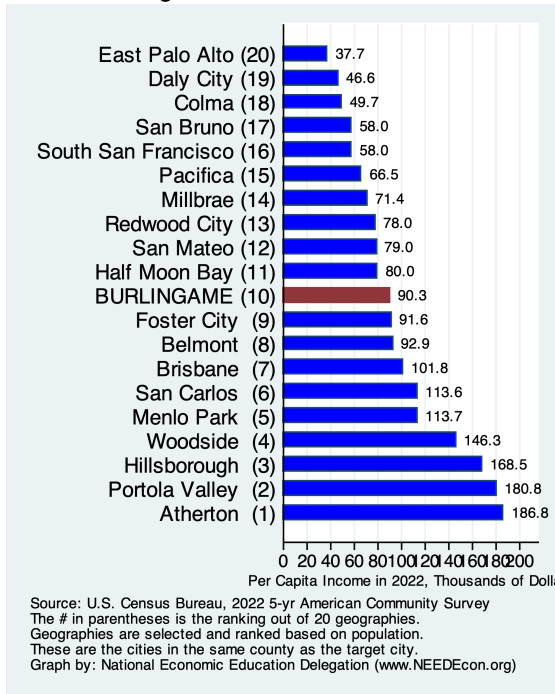


Figure 29: Growth over Time

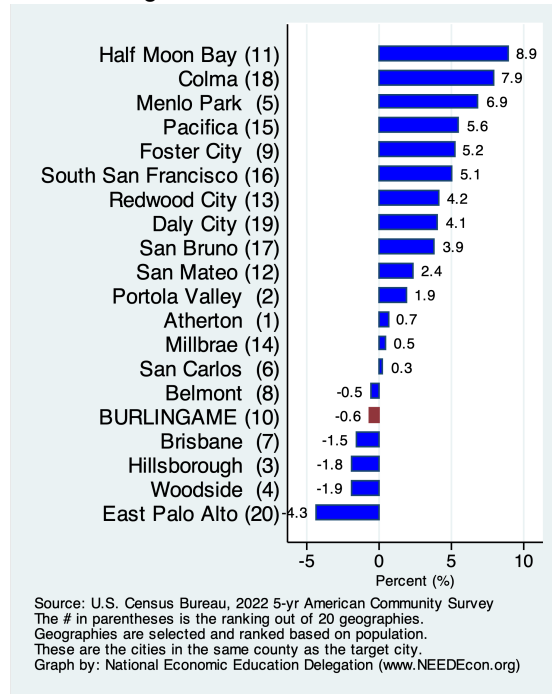
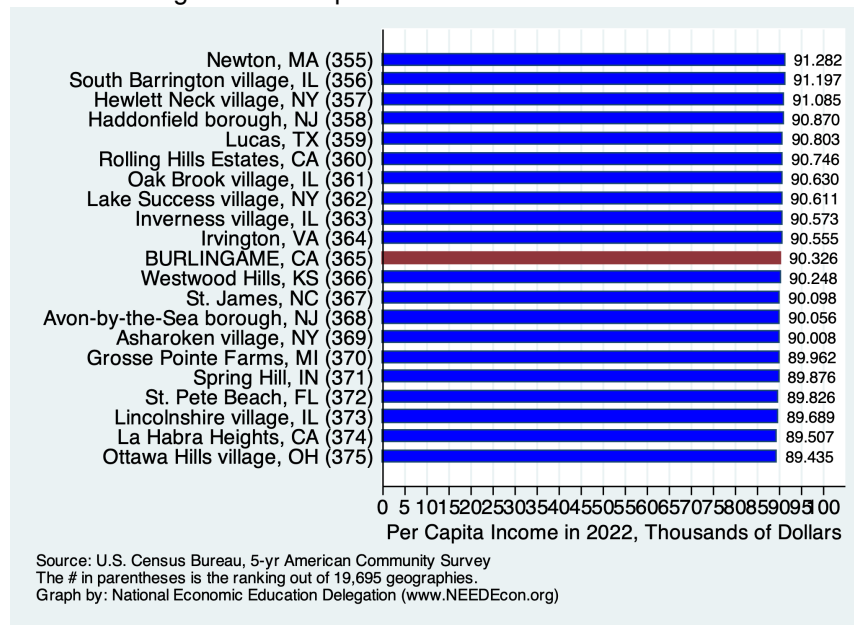


Figure 30: Comparison with All Cities Nationwide



## 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.

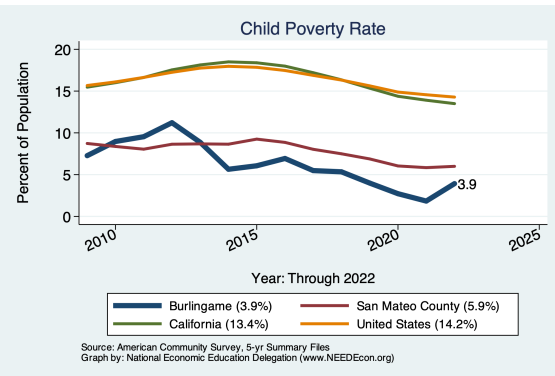
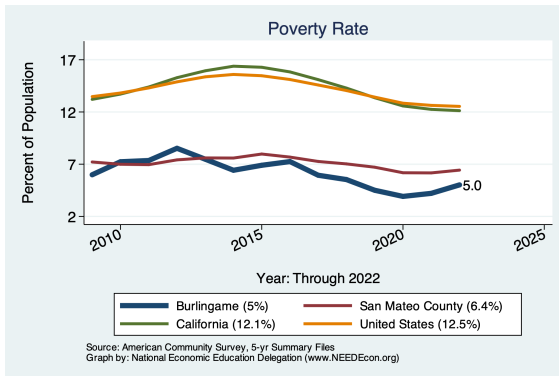


Figure 31: Inequality

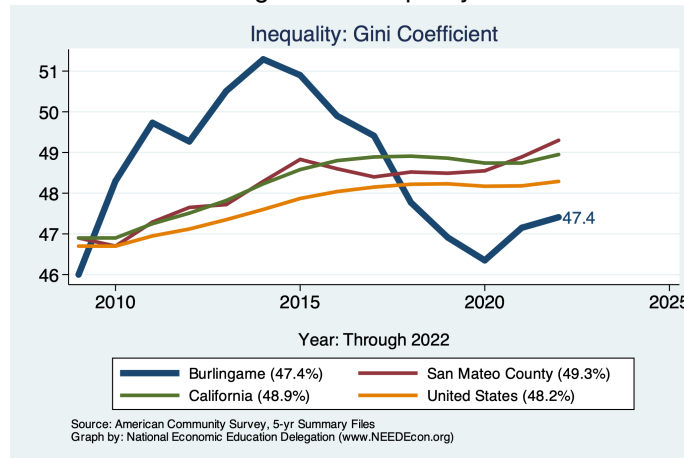


Figure 32: Shares Across the Income Distribution

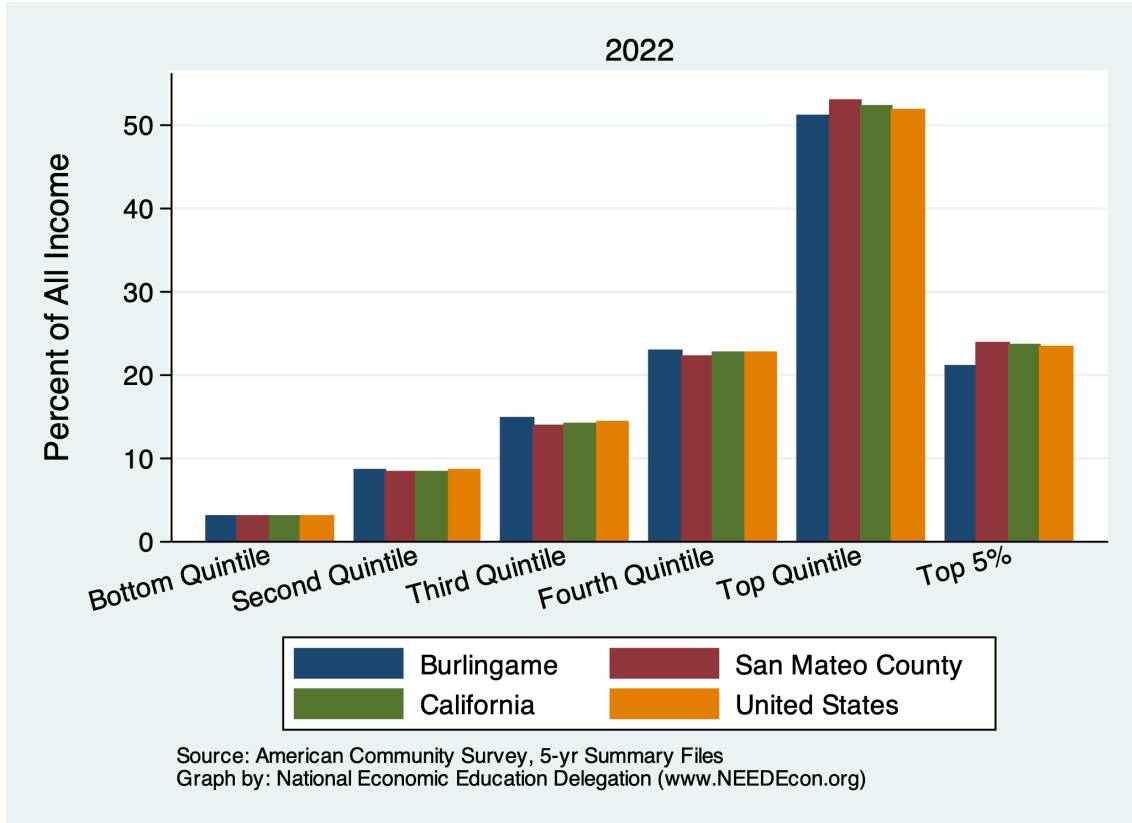
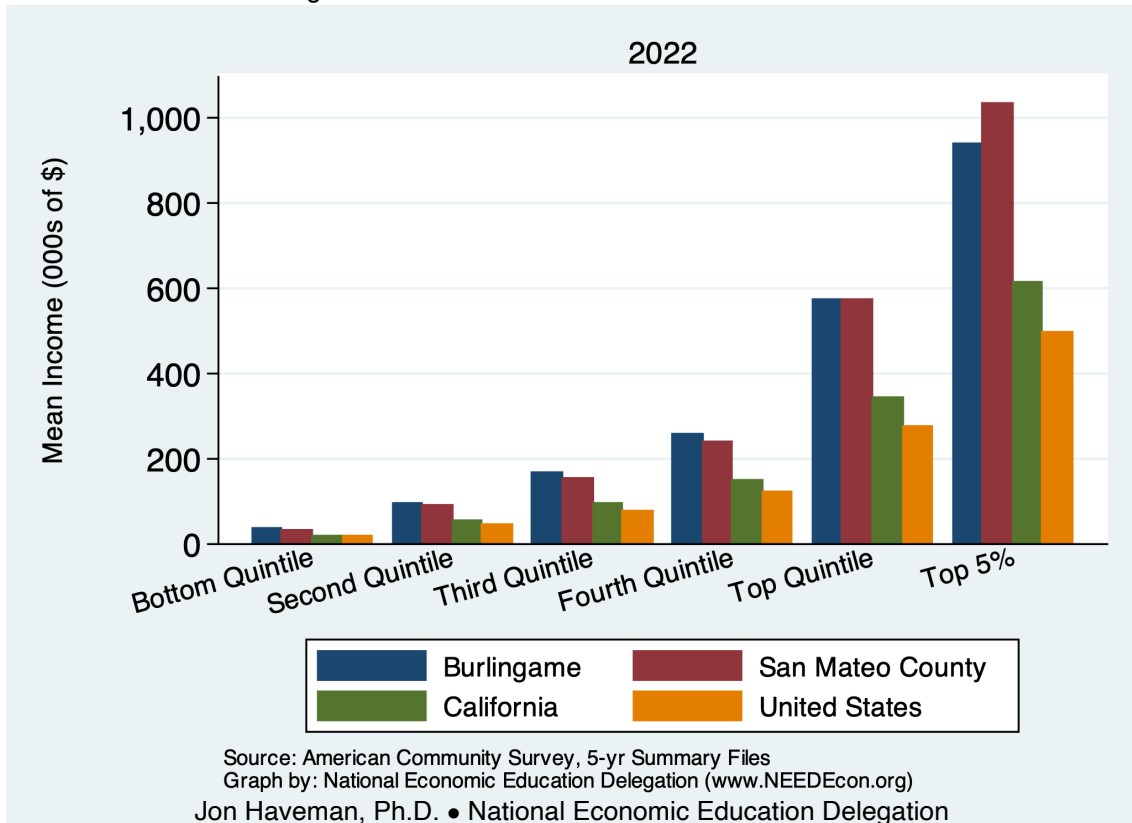


Figure 33: Means Across the Income Distribution



# 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 Burlingame and Broader Regions

Figure 34: Median Home Prices

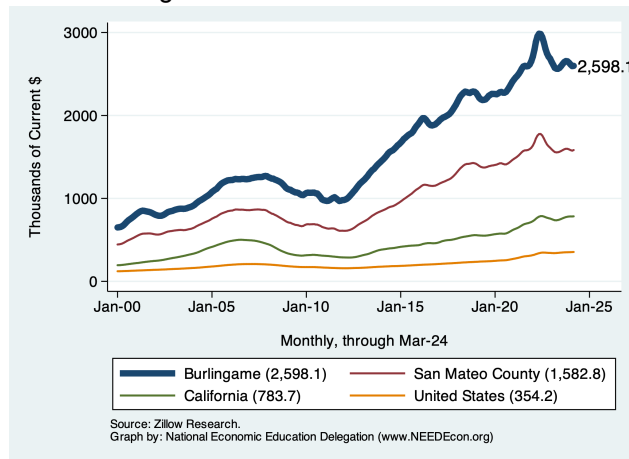
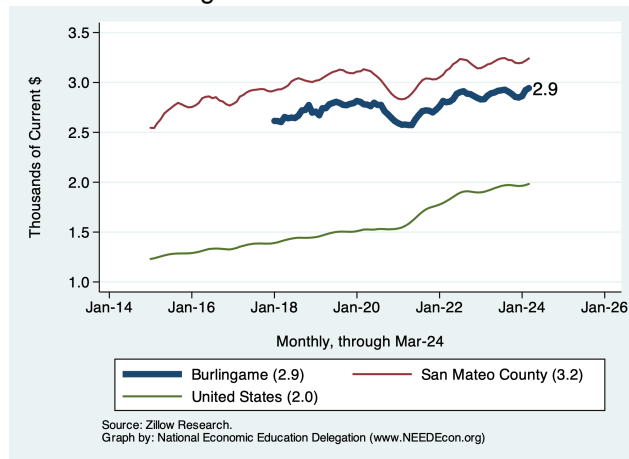


Figure 35: Median Rents



## Housing Ownership in Burlingame and Broader Regions

Figure 36: Home Ownership Rates

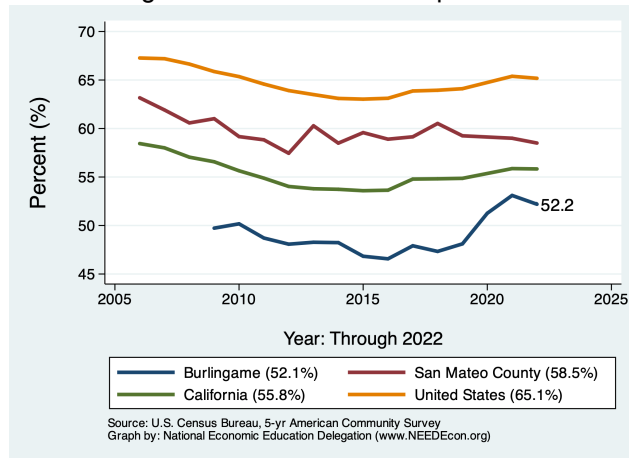


Figure 37: Home Ownership by Age

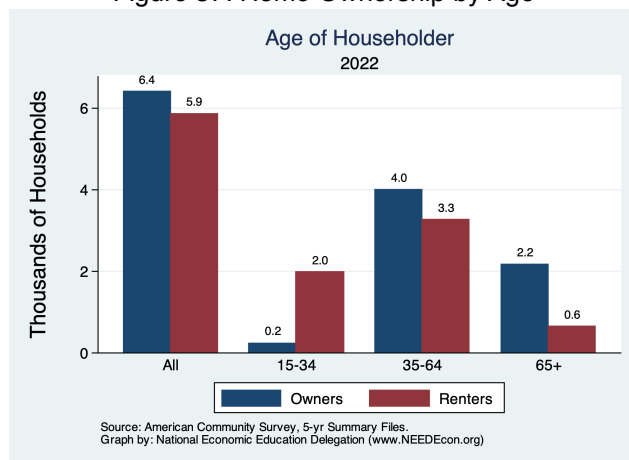


Figure 38: Income by Tenure

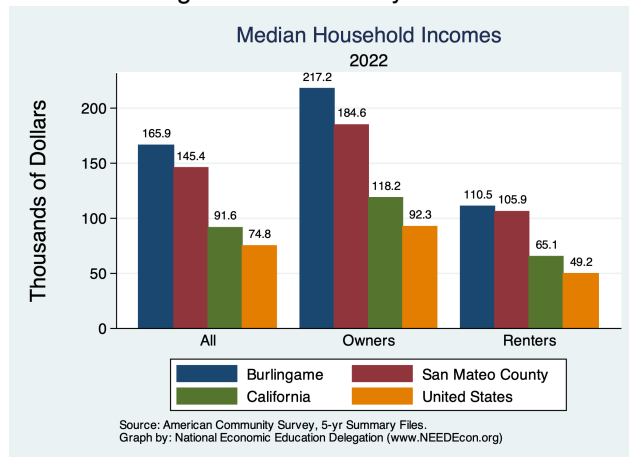


Figure 39: Income Distribution by Tenure

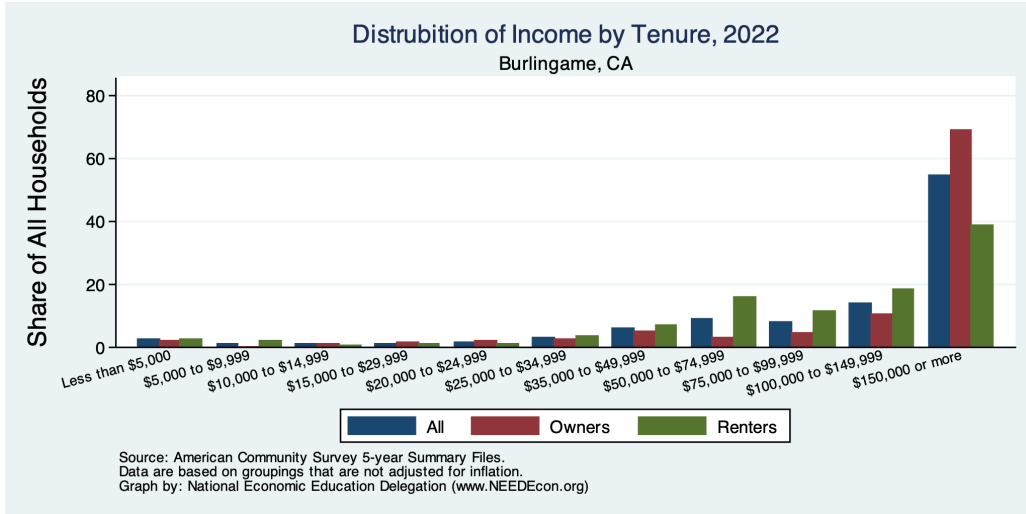


Figure 40: Income Distribution of Home Owners

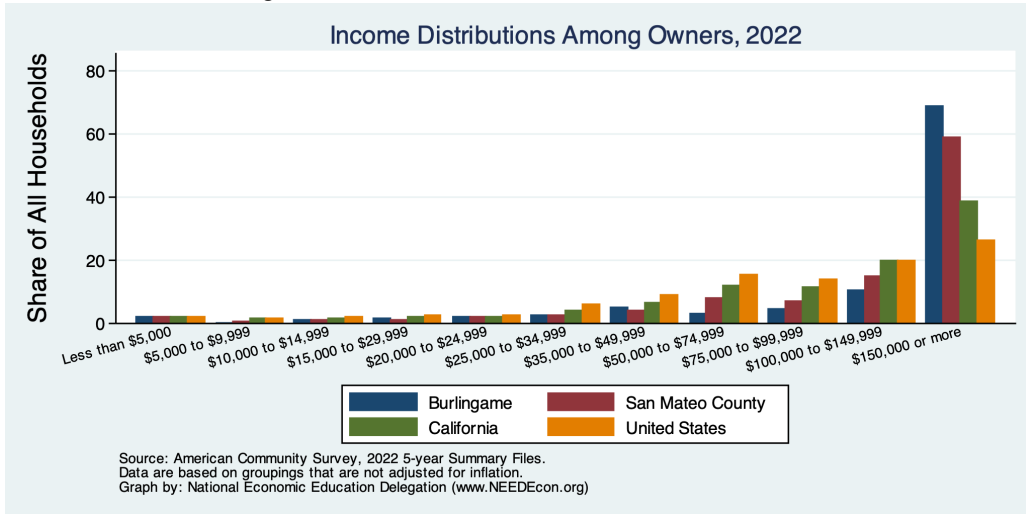
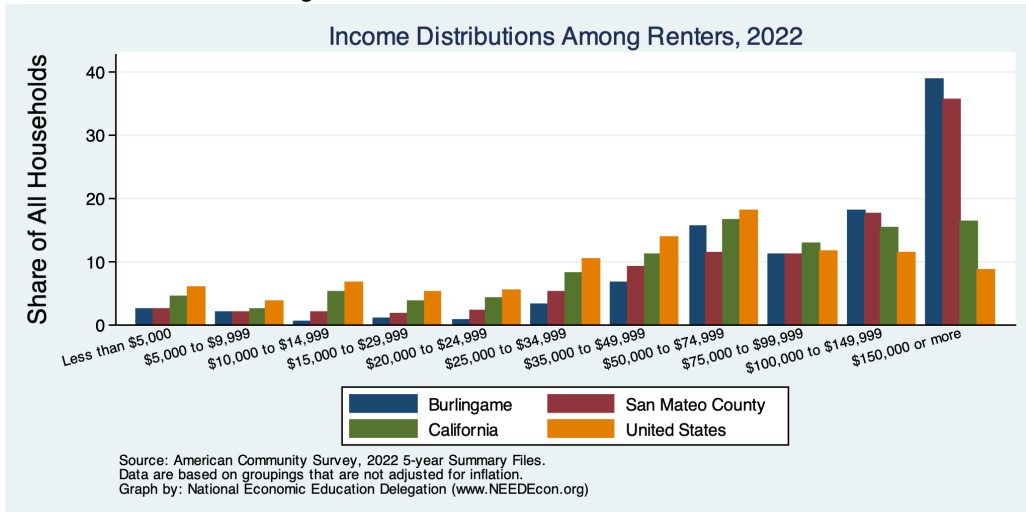


Figure 41: Income Distribution of Renters



## Housing Burden in Burlingame and Broader Regions

Figure 42: Home Owners w/ A Mortgage

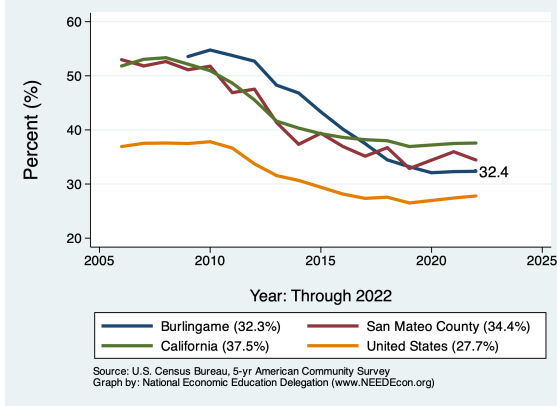


Figure 43: Home Owners w/o A Mortgage

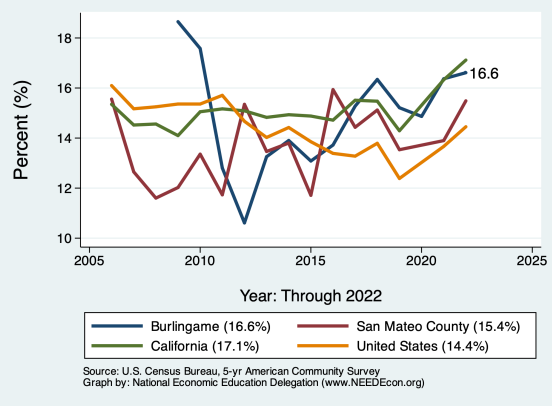


Figure 44: Renters

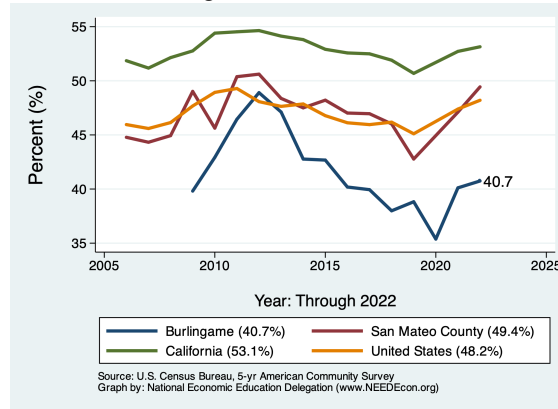
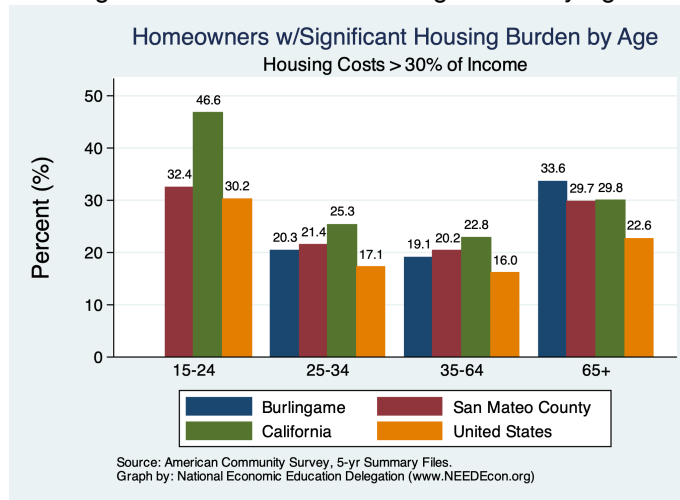


Figure 45: Homeowner Housing Burden by Age





# 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?

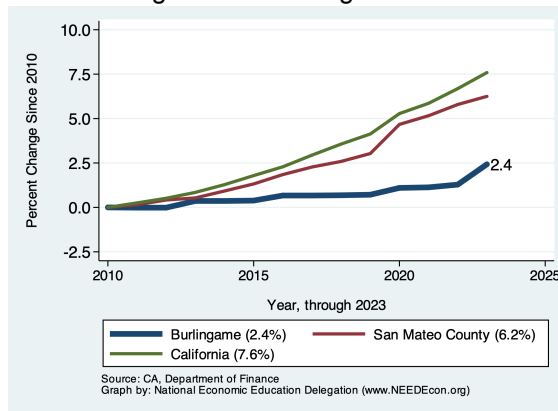
In areas where the rate of population growth exceeds the rate of housing growth, this is likely to reflect a tightening housing market. A tightening housing market will also likely be reflected in lower vacancy rates and higher occupancy rates. It may also be reflected in higher numbers of people per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

**Table 5. Housing Market Indicators**

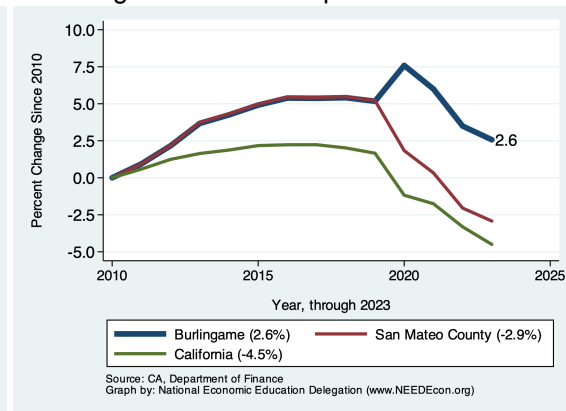
Indicator	2023	2019	2010	% Change from	
				2019	2010
Total Population	30,136.0	30,320.0	28,806.0	-0.6	4.6
Total # of Homes	13,343.0	13,120.0	13,027.0	1.7	2.4
# Occupied Units	12,617.0	12,381.0	12,361.0	1.9	2.1
Persons per Household	2.4	2.4	2.3	-2.5	2.6
Vacancy Rate (%)	5.4	5.6	5.1	-3.4	6.4

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

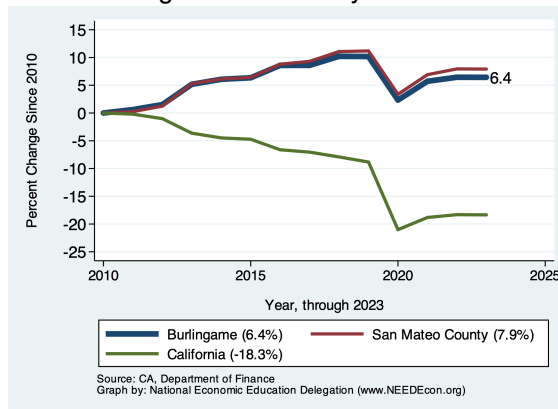
**Figure 46: Housing Growth**



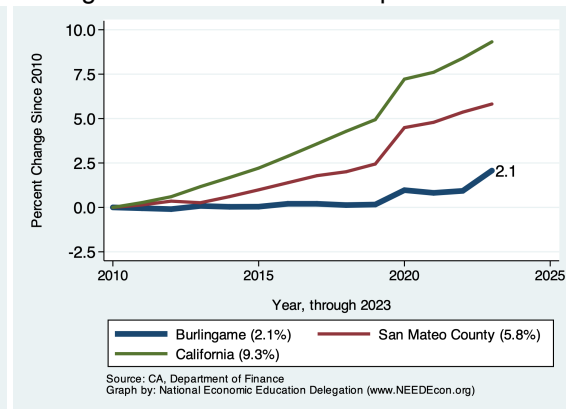
**Figure 47: Persons per Household**



**Figure 48: Vacancy Rates**



**Figure 49: Number of Occupanied Units**



## Trends in the Growth of Housing by Housing Type

Figure 50: Single Detached Homes

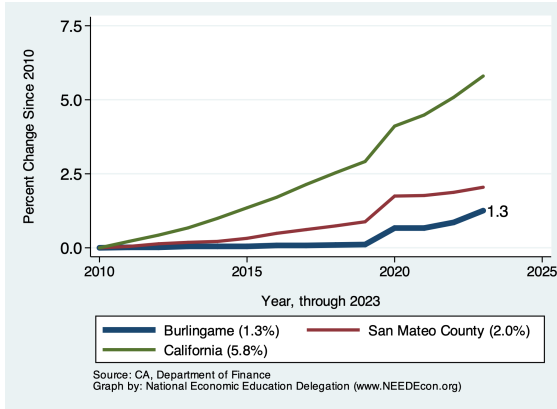


Figure 51: Single Attached Homes

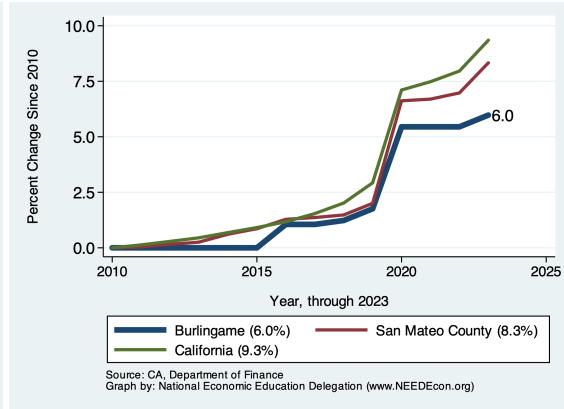


Figure 52: Housing in Buildings with Two to Four Units

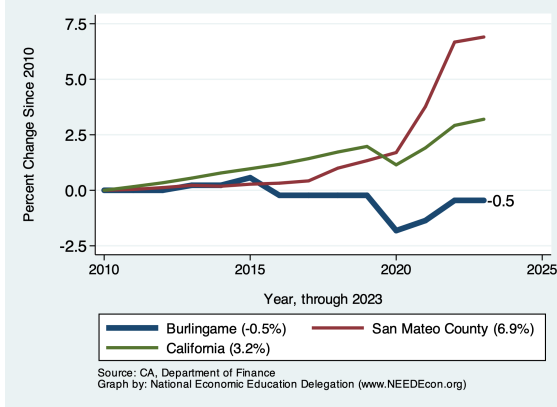
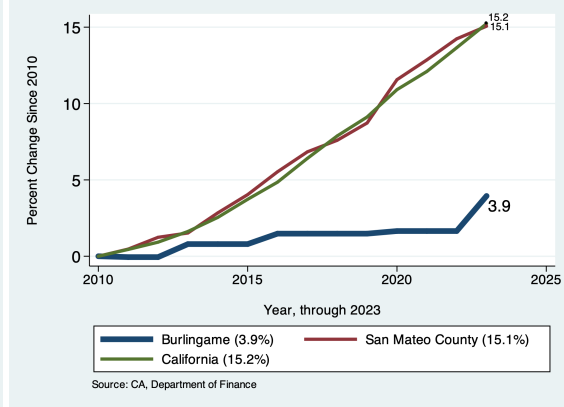


Figure 53: Housing in Buildings with Five or More Units



## Vintage of Residential Housing

### Why is it important?

This section provides evidence on the year in which residential housing in Burlingame 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 54: Distribution of Housing Construction

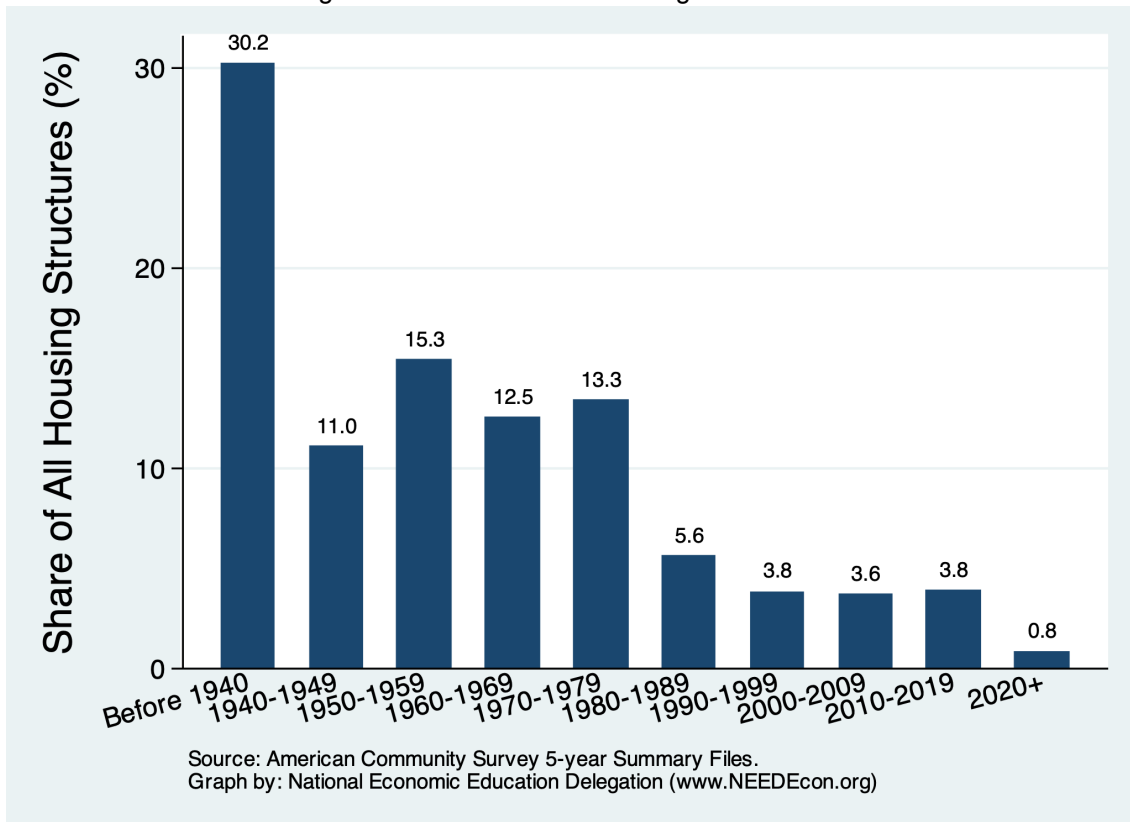


Figure 55: Housing Vintage across Regions

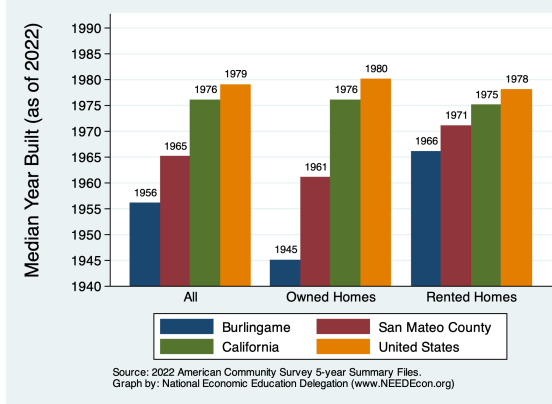


Figure 56: Housing Vintage by Tenure

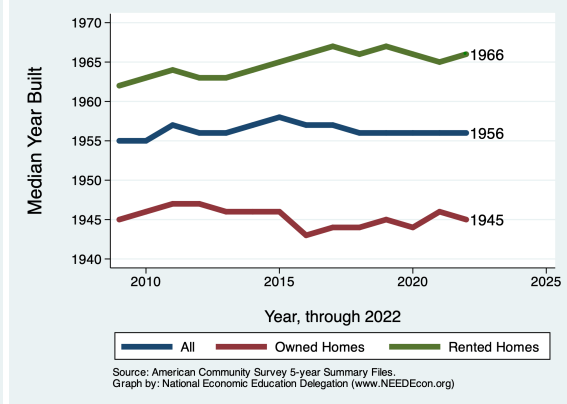


Figure 57: Vintage of Owned Residences

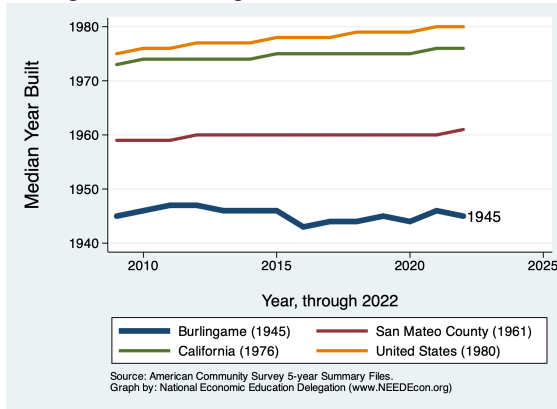


Figure 58: Vintage of Rented Residences

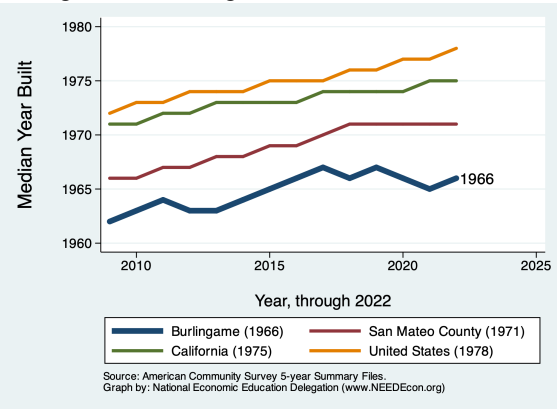
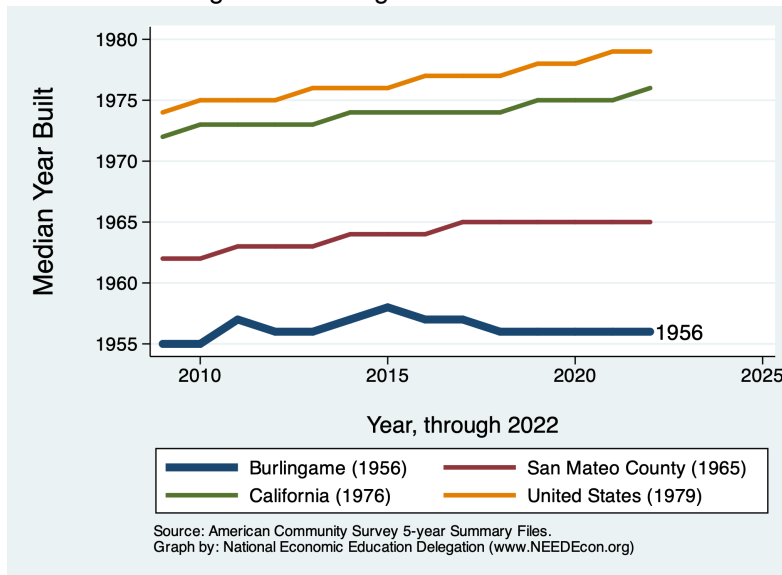


Figure 59: Vintage of All Residences



## 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

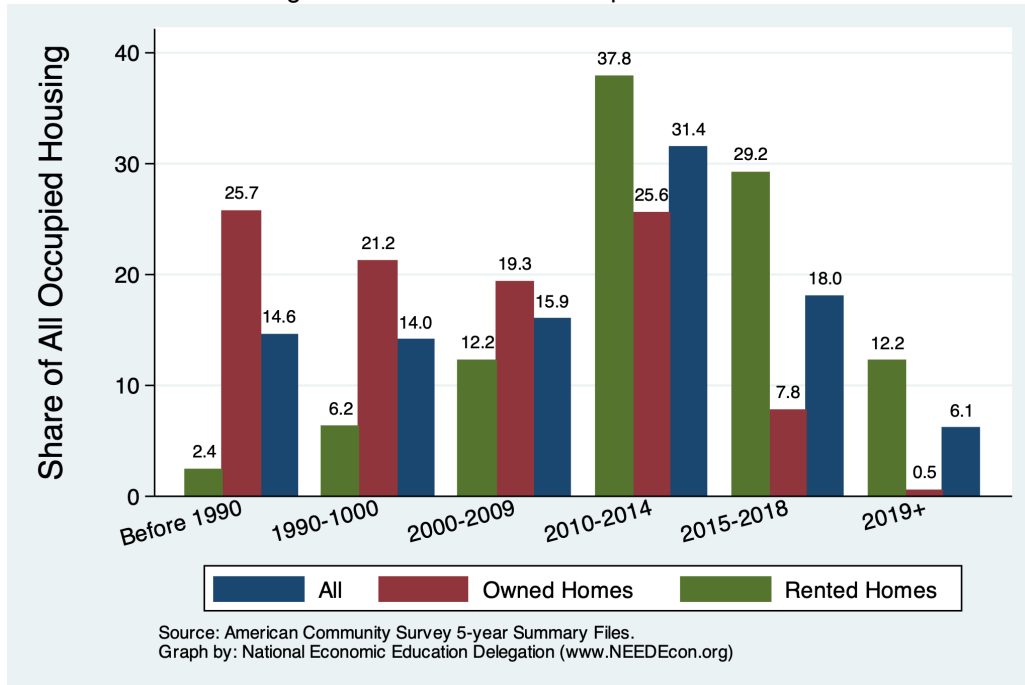


Figure 61: Year Occupied by Current Residents across Regions

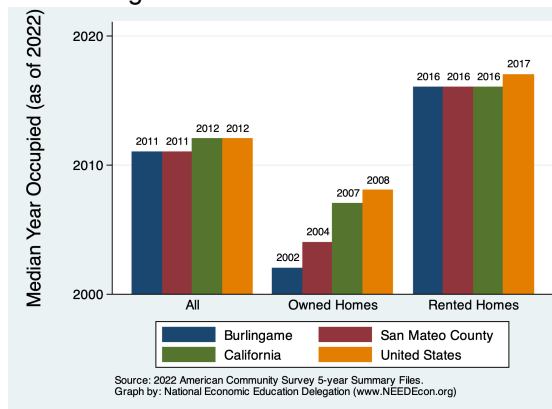


Figure 62: Year Occupied by Current Residents by Tenure

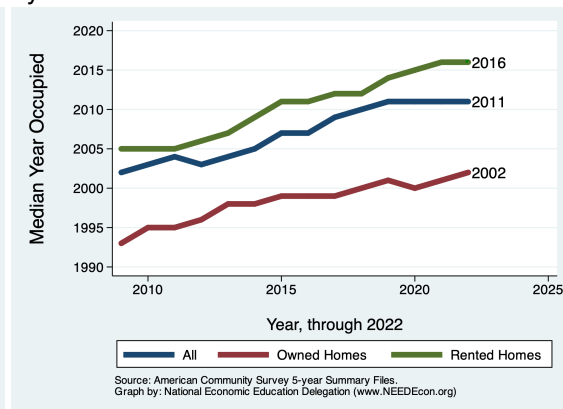


Figure 63: Year Occupied by Current Residents for Owned Housing

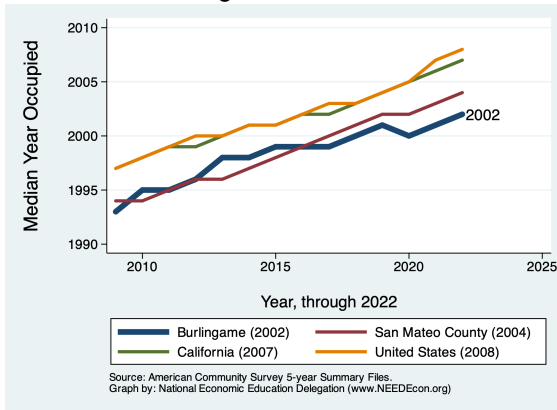


Figure 64: Year Occupied by Current Residents for Rented Housing

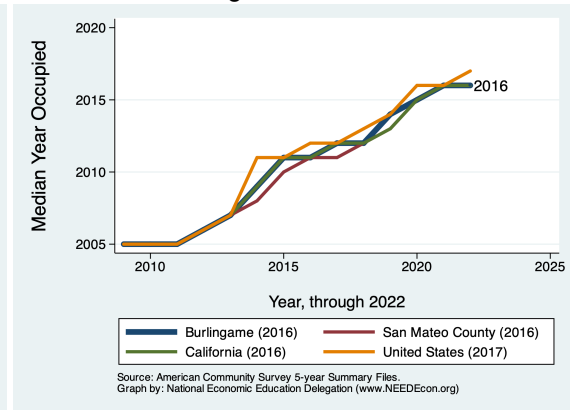
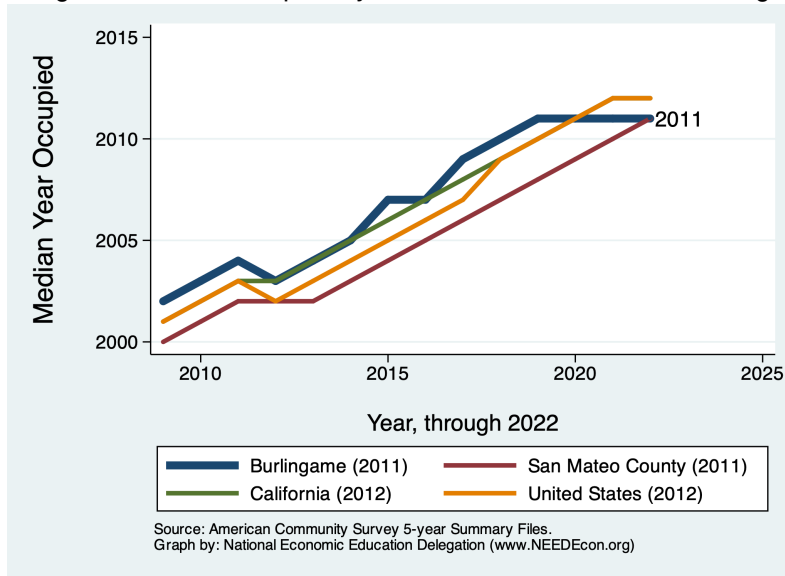


Figure 65: Year Occupied by Current Residents for All Housing



## Residential Permitting

### Definition:

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

### Burlingame - Ranking Among Comparables

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

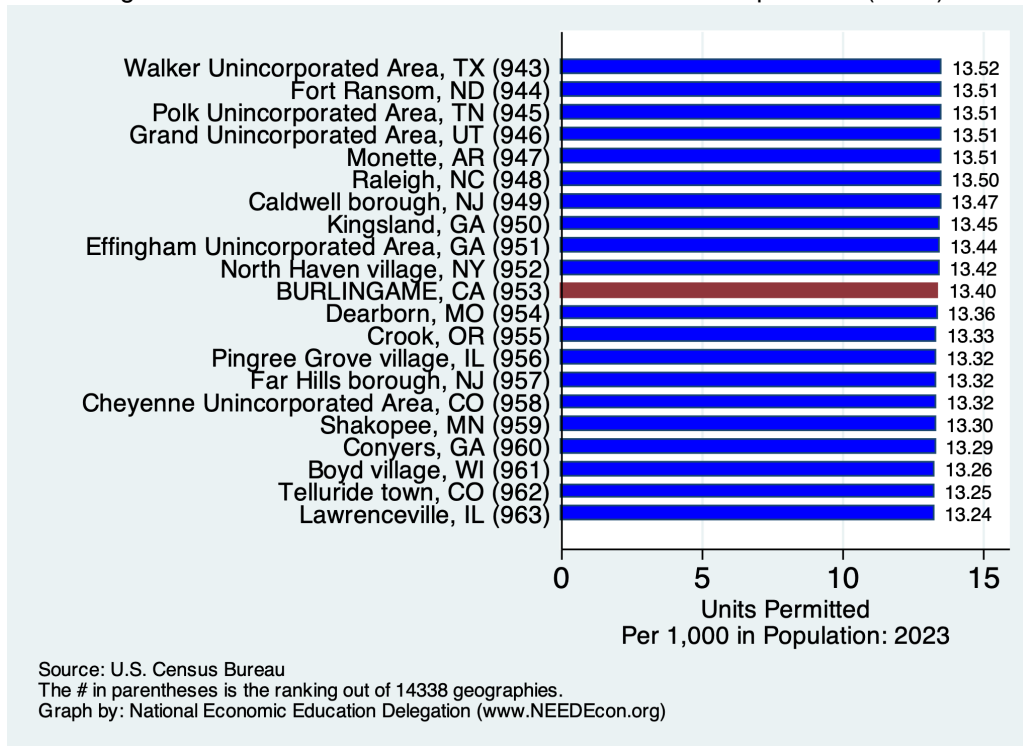
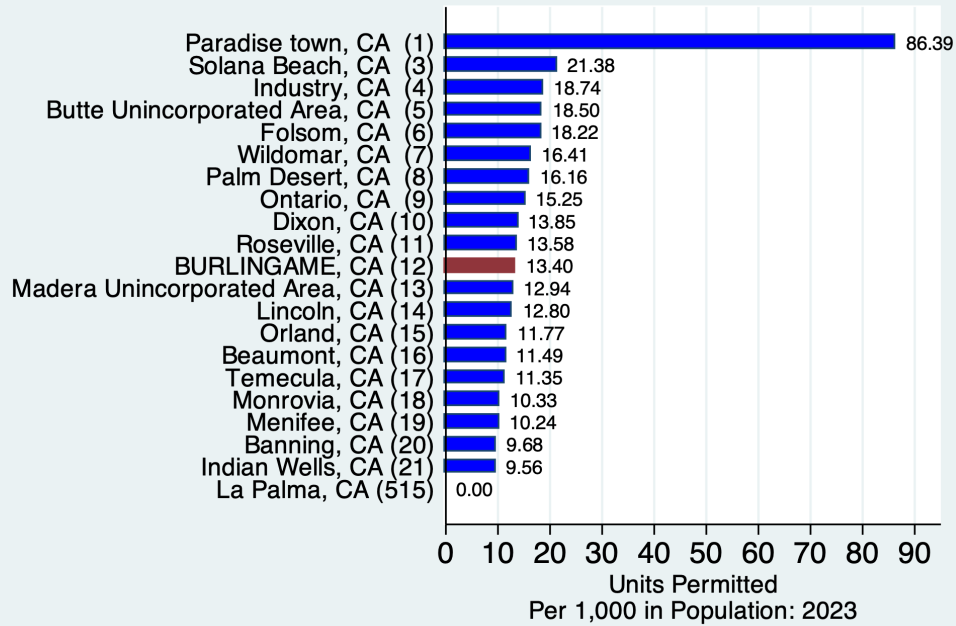
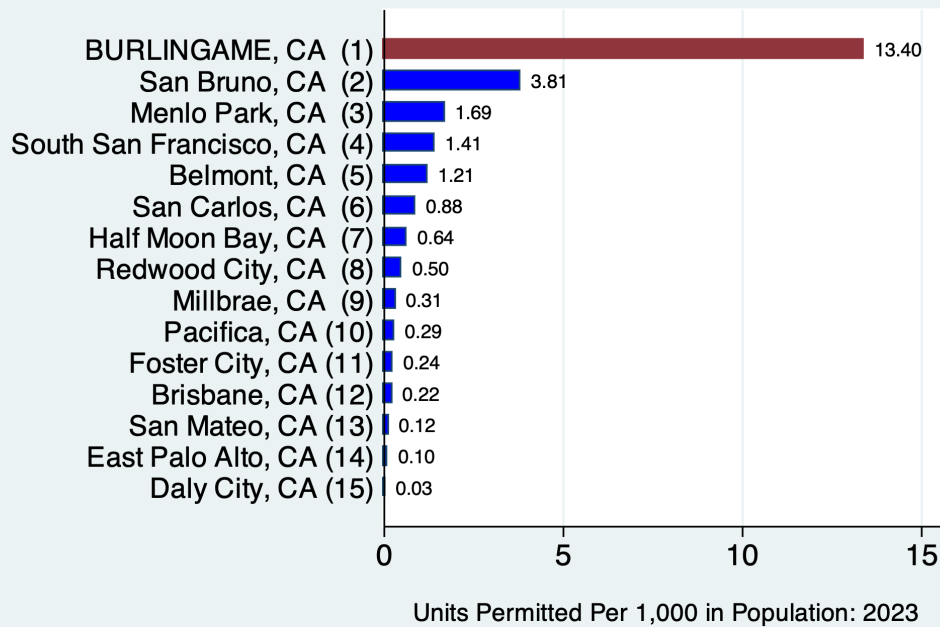


Figure 67: Number of Units Permitted - California Comparables (Rank)



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

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



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



## Burlingame - Permitting Activity

### Annual Units Permitted - Per Capita in Burlingame

Figure 69: Units Permitted Each Year

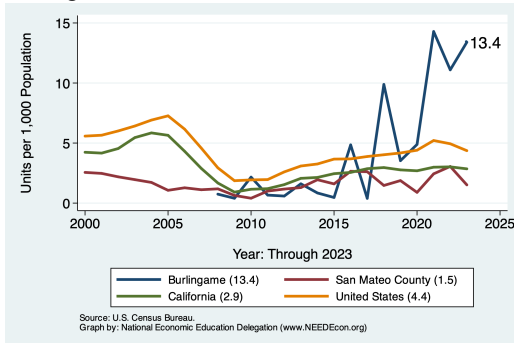
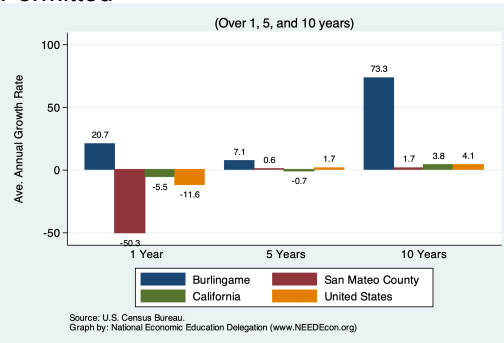


Figure 70: Average Annual Growth in Units Permitted



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

Figure 71: Units Permitted Each Year

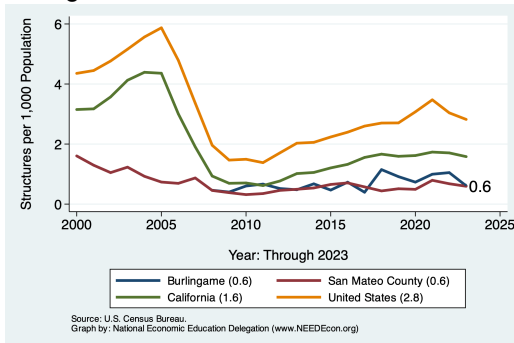
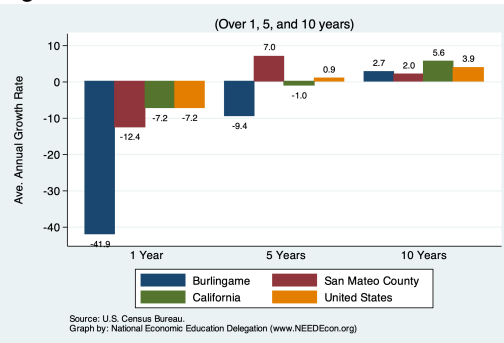


Figure 72: Average Annual Growth in Buildings Permitted



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

Figure 73: Value Permitted Each Year

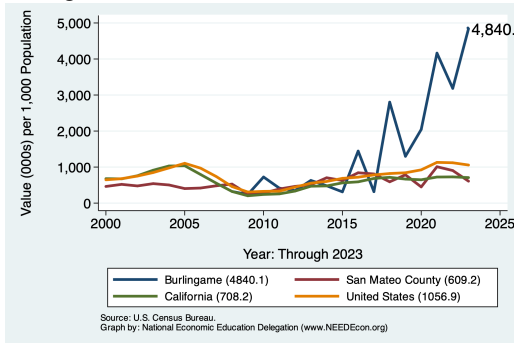
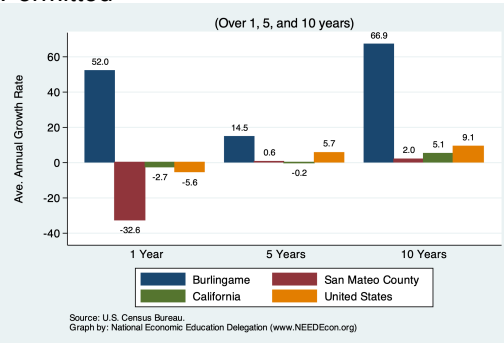


Figure 74: Average Annual Growth in Value Permitted



# 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

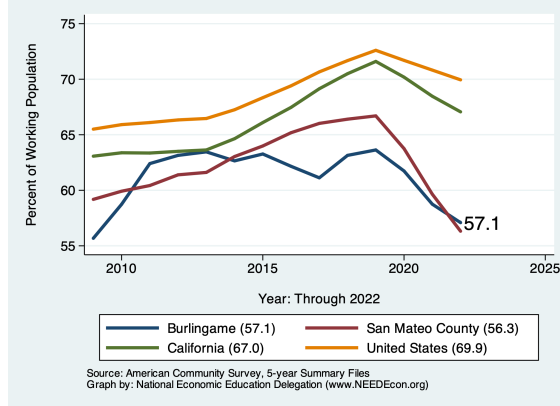


Figure 76: Percent of Workers Commuting by Carpool

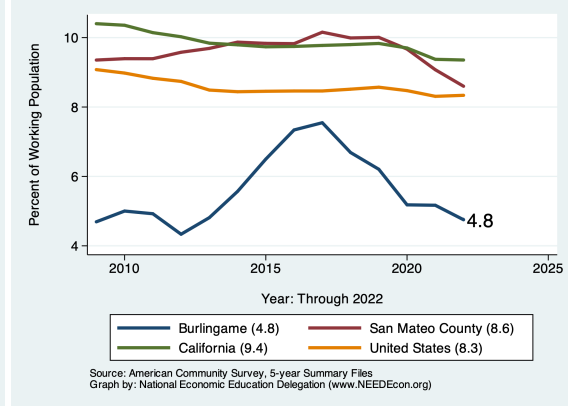


Figure 77: Percent of Workers using Public Transportation

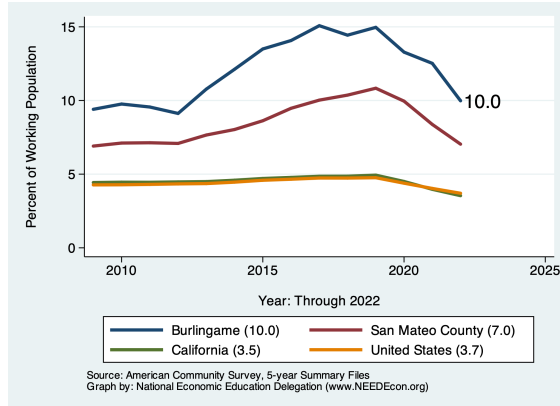
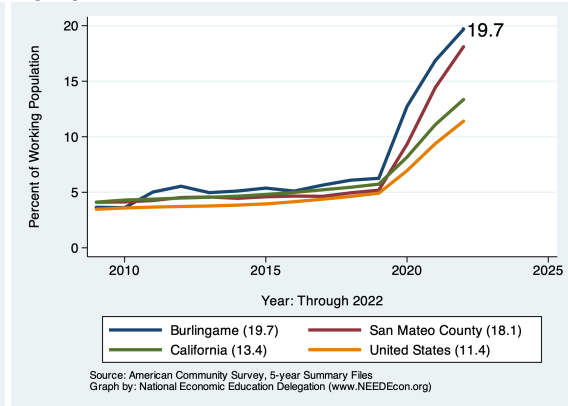


Figure 78: Percent of Workers Who Work From Home



The first table on this page presents data for those who LIVE in Burlingame. The second provides data on those who work, but do not necessarily live in Burlingame. 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:	5,822	62.8	4,550	55.6	10,372	61.8	78.0
Drove Alone	5,472	59.1	4,103	50.1	9,575	57.1	68.4
Carpooled:	350	3.8	447	5.5	797	4.8	9.5
In 2-person carpool	332	3.6	384	4.7	716	4.3	6.9
In 3-person carpool	0	0.0	27	0.3	27	0.2	1.5
In 4-or-more-person carpool	18	0.2	36	0.4	54	0.3	1.1
Public Transportation (excl Taxi):	844	9.1	830	10.1	1,674	10.0	3.6
Bus or Trolley Bus	109	1.2	70	0.9	179	1.1	2.3
Streetcar or Trolley Car	314	3.4	516	6.3	830	4.9	0.8
Subway or Elevated	348	3.8	198	2.4	546	3.3	0.3
Railroad	73	0.8	46	0.6	119	0.7	0.2
Ferryboat	0	0.0	0	0.0	0	0.0	0.1
Bicycle	74	0.8	20	0.2	94	0.6	0.7
Walked	294	3.2	346	4.2	640	3.8	2.4
Taxicab, Motorcycle, or other	204	2.2	148	1.8	352	2.1	1.7
Worked at Home	1,887	20.4	1,413	17.3	3,300	19.7	13.6
<b>Total:</b>	<b>9,125</b>	<b>98.5</b>	<b>7,307</b>	<b>89.2</b>	<b>16,432</b>	<b>98.0</b>	

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:	12,185	74.2	9,719	68.6	21,904	72.6	78.0
Drove Alone	10,960	66.7	8,236	58.1	19,196	63.6	68.5
Carpooled:	1,225	7.5	1,483	10.5	2,708	9.0	9.5
In 2-person carpool	815	5.0	1,119	7.9	1,934	6.4	6.9
In 3-person carpool	238	1.4	209	1.5	447	1.5	1.5
In 4-or-more-person carpool	172	1.0	155	1.1	327	1.1	1.1
Public Transportation (excl Taxi):	608	3.7	795	5.6	1,403	4.6	3.6
Bus or Trolley Bus	268	1.6	207	1.5	475	1.6	2.3
Streetcar or Trolley Car	143	0.9	419	3.0	562	1.9	0.8
Subway or Elevated	160	1.0	141	1.0	301	1.0	0.3
Railroad	37	0.2	28	0.2	65	0.2	0.2
Ferryboat	0	0.0	0	0.0	0	0.0	0.1
Bicycle	79	0.5	54	0.4	133	0.4	0.7
Walked	325	2.0	461	3.3	786	2.6	2.4
Taxicab, Motorcycle, or other	423	2.6	717	5.1	1,140	3.8	1.7
Worked at Home	1,887	11.5	1,413	10.0	3,300	10.9	13.6
<b>Total:</b>	<b>15,507</b>	<b>94.4</b>	<b>13,159</b>	<b>92.9</b>	<b>28,666</b>	<b>95.0</b>	

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	57	0.7	49	0.6	106	0.7	2.0	2.0
5 to 9 minutes	356	4.7	469	6.1	825	5.4	7.5	7.5
10 to 14 minutes	1,156	15.1	618	8.0	1,774	11.7	12.2	12.2
15 to 19 minutes	754	9.9	632	8.2	1,386	9.1	15.0	15.0
20 to 24 minutes	1,000	13.1	799	10.4	1,799	11.8	14.3	14.3
25 to 29 minutes	261	3.4	380	4.9	641	4.2	6.3	6.3
30 to 34 minutes	1,012	13.2	829	10.8	1,841	12.1	15.0	15.0
35 to 39 minutes	342	4.5	239	3.1	581	3.8	2.9	2.9
40 to 44 minutes	347	4.5	377	4.9	724	4.8	4.3	4.3
45 to 59 minutes	688	9.0	764	9.9	1,452	9.6	8.6	8.6
60 to 89 minutes	926	12.1	640	8.3	1,566	10.3	7.9	7.9
90 or more minutes	339	4.4	98	1.3	437	2.9	4.0	4.0
<b>Total:</b>	<b>7,238</b>	<b>94.7</b>	<b>5,894</b>	<b>76.6</b>	<b>13,132</b>	<b>86.4</b>		

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

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

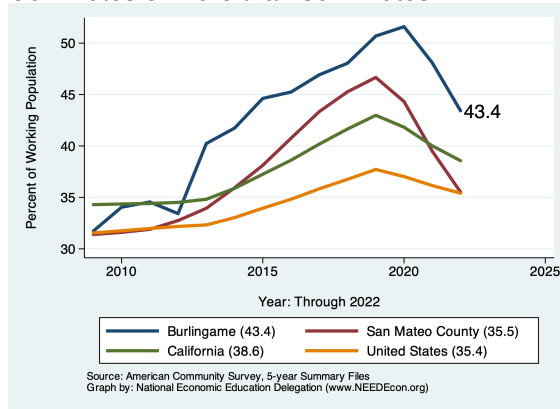


Figure 80: Percent of Employed Population With Commutes of More than 90 Minutes

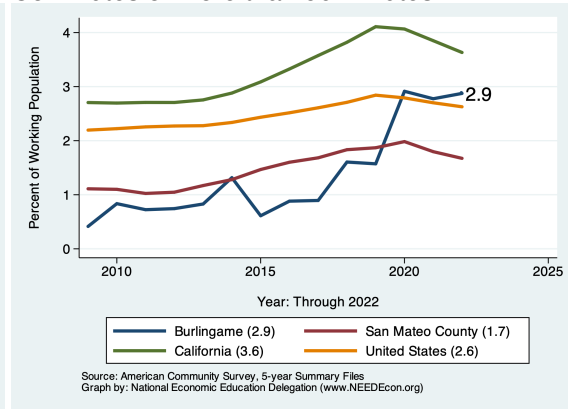
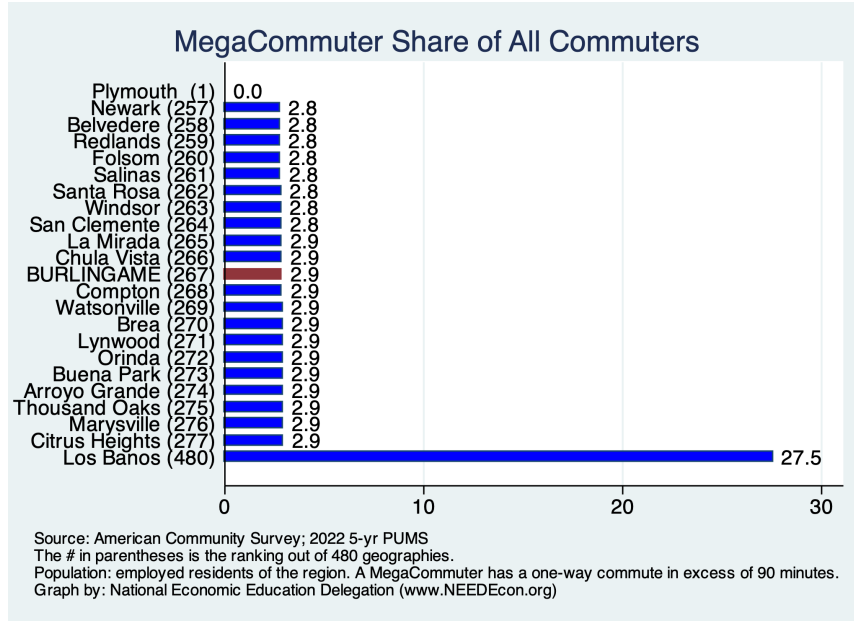


Figure 81: Rank: Share of MegaCommuters Across Similar Geographies



## Commute Times for Those Employed in the City

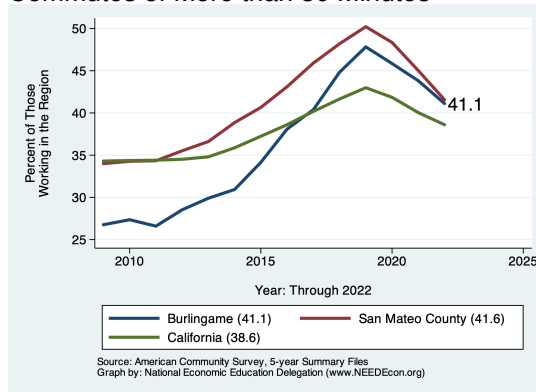
**Table 9. SEX OF WORKERS BY TRAVEL TIME TO WORK FOR WORKPLACE GEOGRAPHY**

Mode of Transit	Male		Female		All Workers		All of CA (%)
	#	(%)	#	(%)	#	(%)	
Less than 5 minutes	141	0.9	113	0.9	254	0.9	2.0
5 to 9 minutes	572	3.6	833	6.3	1,405	4.8	7.5
10 to 14 minutes	1,432	9.0	1,469	11.1	2,901	10.0	12.2
15 to 19 minutes	2,299	14.5	1,454	11.0	3,753	12.9	15.0
20 to 24 minutes	1,757	11.1	1,768	13.3	3,525	12.1	14.3
25 to 29 minutes	808	5.1	741	5.6	1,549	5.3	6.3
30 to 34 minutes	1,569	9.9	1,740	13.1	3,309	11.4	15.0
35 to 39 minutes	300	1.9	392	3.0	692	2.4	2.9
40 to 44 minutes	673	4.2	623	4.7	1,296	4.4	4.3
45 to 59 minutes	1,190	7.5	1,046	7.9	2,236	7.7	8.6
60 to 89 minutes	1,278	8.1	789	5.9	2,067	7.1	7.9
90 or more minutes	1,601	10.1	778	5.9	2,379	8.2	4.0
<b>Total:</b>	<b>13,620</b>	<b>85.8</b>	<b>11,746</b>	<b>88.5</b>	<b>25,366</b>	<b>87.1</b>	

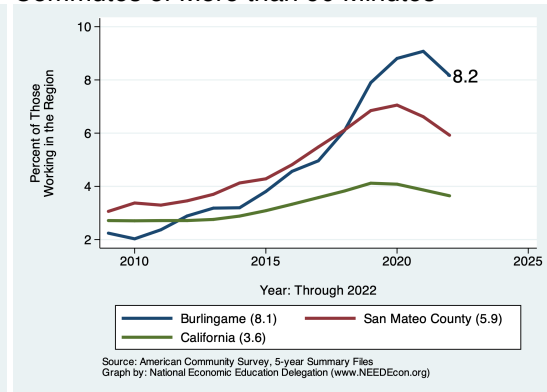
Source: 2022 5-year American Community Survey, Summary File

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

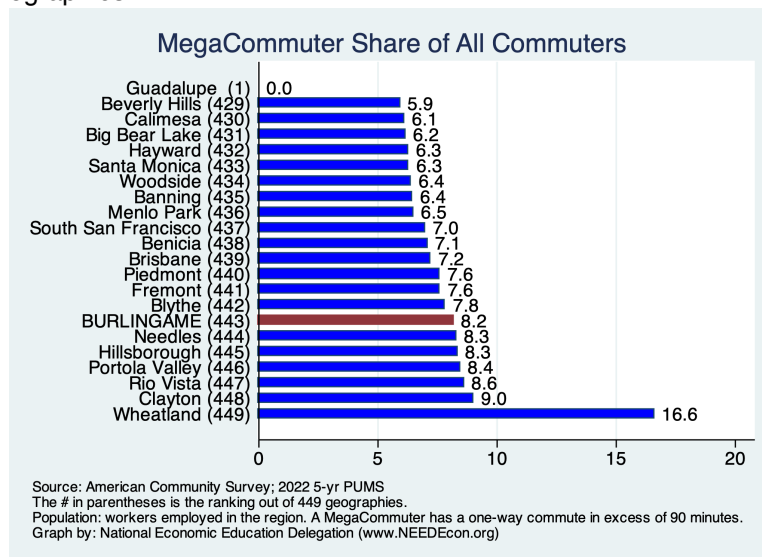
**Figure 82: Percent of Local Employees With Commutes of More than 30 Minutes**



**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

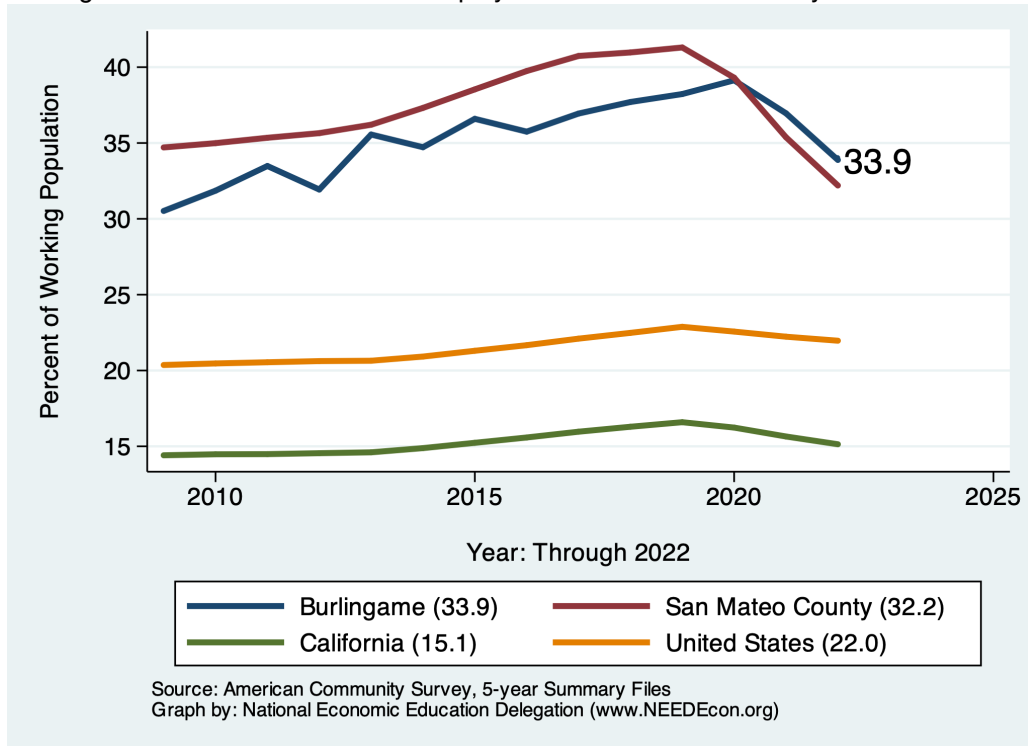
This section provides evidence on where workers living in Burlingame work. As evidenced in the first table, some of Burlingame’s employed workers work in the City, but many do not. The first table and graph pair provide evidence at the county level while the second provide evidence with regard to working outside of the Burlingame 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:	9,048	97.7	7,307	89.2	16,355	97.5	99.6
Worked in county of residence	5,627	60.7	5,045	61.6	10,672	63.6	84.1
worked outside of county of residence	3,421	36.9	2,262	27.6	5,683	33.9	15.4
Worked outside state of residence	77	0.8	0	0.0	77	0.5	0.4
<b>Total:</b>	9,125	98.5	7,307	89.2	16,432	98.0	

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

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

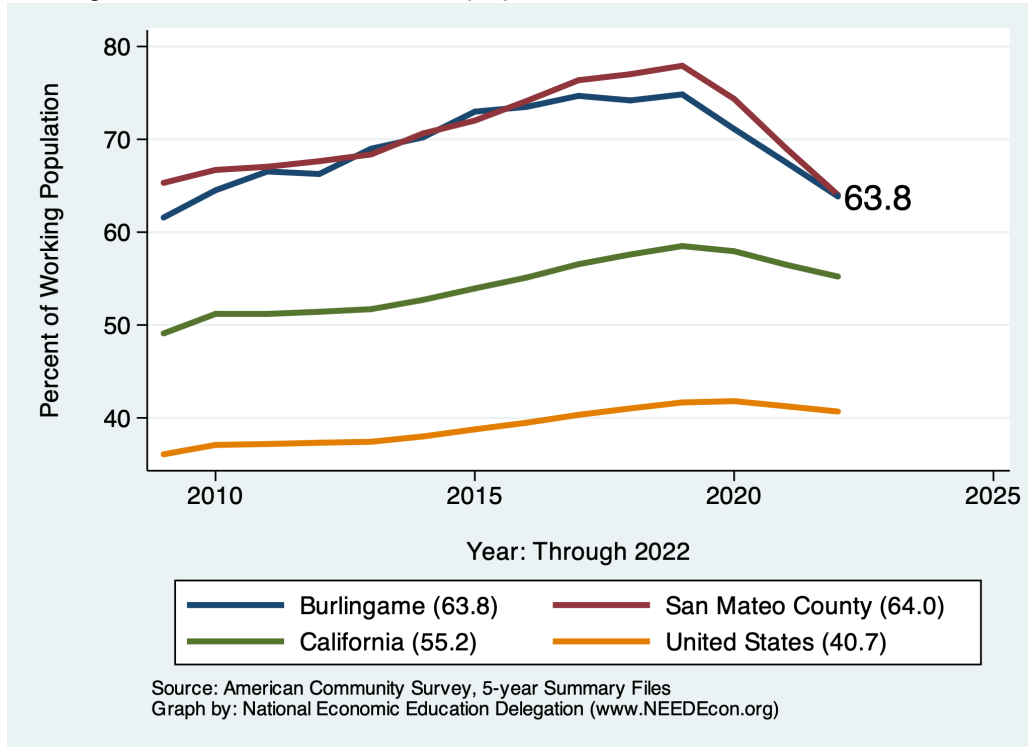


**Table 11. SEX OF WORKERS BY PLACE OF WORK-PLACE LEVEL**

Place of Work	Male		Female		All Workers		All of CA (%)
	#	(%)	#	(%)	#	(%)	
Living in a place:	9,125	98.5	7,307	89.2	16,432	98.0	95.9
Worked in place of residence	3,090	33.4	2,633	32.2	5,723	34.1	39.5
Worked outside place of residence	6,035	65.1	4,674	57.1	10,709	63.8	56.4
Not living in a place	0	0.0	0	0.0	0	0.0	4.1
<b>Total:</b>	9,125	98.5	7,307	89.2	16,432	98.0	

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	91,435	48,566	91.7	46,171	91.2
Car, truck, or van - carpooled	102,788	36,463	137.3	34,487	137.2
Public transportation (excluding taxicab)	104,096	40,179	126.2	45,100	106.3
Walked	26,100	29,366	43.3	27,142	44.3
Taxicab, motorcycle, bicycle, or other means	48,412	40,433	58.3	36,140	61.7
Worked from home	146,172	75,153	94.7	67,180	100.2
<b>Total:</b>	100,113	48,747	205.4	46,099	217.2

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	1,255	37.7	2,359	50.3	5,440	55.1	9,575	57.3	68.4
Car, Truck, or Van: Carpooled	115	3.5	139	3.0	478	4.8	761	4.6	9.5
Public Transportation (excl Taxi)	282	8.5	155	3.3	1,195	12.1	1,674	10.0	3.6
Walked	309	9.3	16	0.3	150	1.5	640	3.8	2.4
Taxicab, Motorcycle, or other	71	2.1	139	3.0	176	1.8	446	2.7	2.4
Worked at Home	338	10.1	423	9.0	2,426	24.6	3,300	19.7	13.6
<b>Total:</b>	2,370	71.1	3,231	69.0	9,865		16,396	98.0	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	3,638	53.5	6,277	60.6	8,200	65.5	19,196	63.6	68.5
Car, Truck, or Van: Carpooled	558	8.2	960	9.3	745	6.0	2,708	9.0	9.5
Public Transportation (excl Taxi)	399	5.9	575	5.6	375	3.0	1,403	4.7	3.6
Walked	425	6.2	44	0.4	124	1.0	786	2.6	2.4
Taxicab, Motorcycle, or other	319	4.7	195	1.9	641	5.1	1,273	4.2	2.4
Worked at Home	338	5.0	423	4.1	2,426	19.4	3,300	10.9	13.6
<b>Total:</b>	5,677	83.4	8,474	81.9	12,511		28,666	95.0	

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 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	220	39.3	125	17.5	9,230	57.3	9,575	57.1	68.7
Car, Truck, or Van: Carpooled	10	1.8	28	3.9	759	4.7	797	4.8	9.5
Public Transportation (excl Taxi)	87	15.5	29	4.1	1,558	9.7	1,674	10.0	3.6
Walked	52	9.3	0	0.0	588	3.6	640	3.8	2.1
Taxicab, Motorcycle, or other	17	3.0	0	0.0	429	2.7	446	2.7	2.4
Worked at Home	22	3.9	0	0.0	3,278	20.3	3,300	19.7	13.6
<b>Total:</b>	408	72.9	182	25.5	15,842	98.3	16,432	98.0	

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 of CA (%)
	#	(%)	#	(%)	#	(%)	#	(%)	
Car, Truck, or Van: Drove Alone	453	39.6	472	41.5	18,241	64.2	19,166	63.6	68.7
Car, Truck, or Van: Carpooled	17	1.5	159	14.0	2,522	8.9	2,698	9.0	9.5
Public Transportation (excl Taxi)	206	18.0	40	3.5	1,157	4.1	1,403	4.7	3.6
Walked	66	5.8	6	0.5	693	2.4	765	2.5	2.1
Taxicab, Motorcycle, or other	154	13.4	42	3.7	1,077	3.8	1,273	4.2	2.4
Worked at Home	22	1.9	0	0.0	3,278	11.5	3,300	11.0	13.6
<b>Total:</b>	918	80.2	719	63.3	26,968	94.9	28,605	95.0	

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.

# 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 Burlingame is a net recipient (migration inflows) or donor (migration outflows) of population is very im-

portant 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

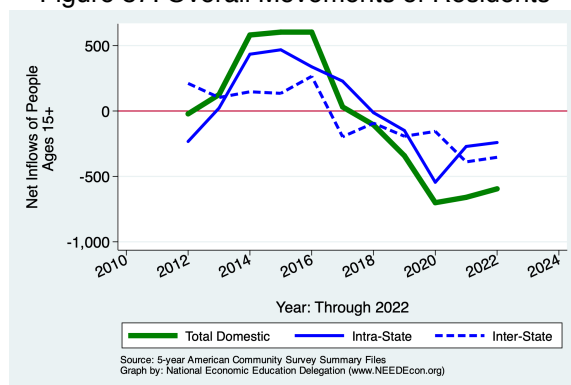


Table 17: Migration by Income

Category	Population	Net Inflows				
		All Migration	Same State		Across States	From Abroad
			W/in County	Between Counties		
No income	3,009	81	-24	-23	-29	157
With income	22,115	-393	-496	302	-325	126
\$1 to \$9,999 or less	2,335	-50	-33	-48	24	7
\$10,000 to \$14,999	722	-72	-8	-38	-26	0
\$15,000 to \$24,999	1,367	-97	8	26	-131	0
\$25,000 to \$34,999	1,331	119	91	73	-45	0
\$35,000 to \$49,999	1,873	-7	51	32	-90	0
\$50,000 to \$64,999	1,332	-97	-146	93	-44	0
\$65,000 to \$74,999	1,060	-60	-75	-30	32	13
\$75,000 or more	12,095	-129	-384	194	-45	106
<b>All:</b>	25,124	-312	-520	279	-354	283

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

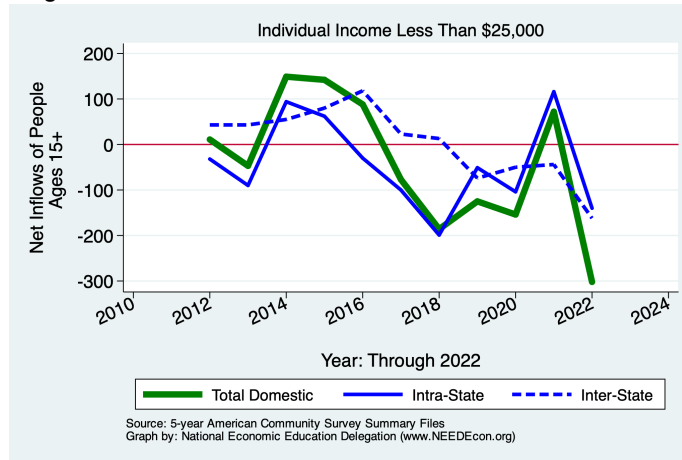


Figure 89: Overall Movements of Middle Income Residents

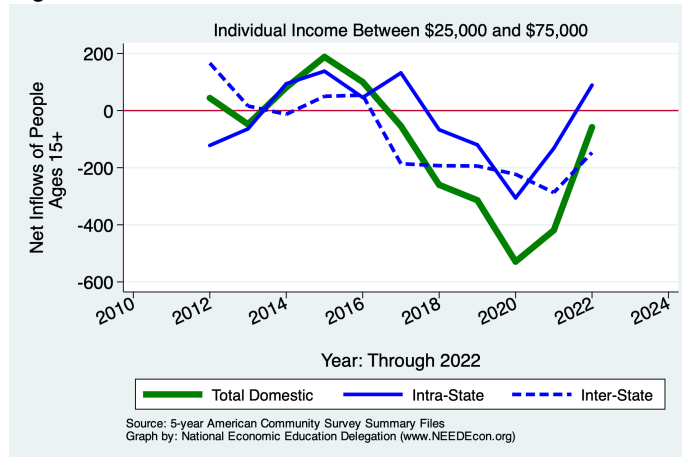
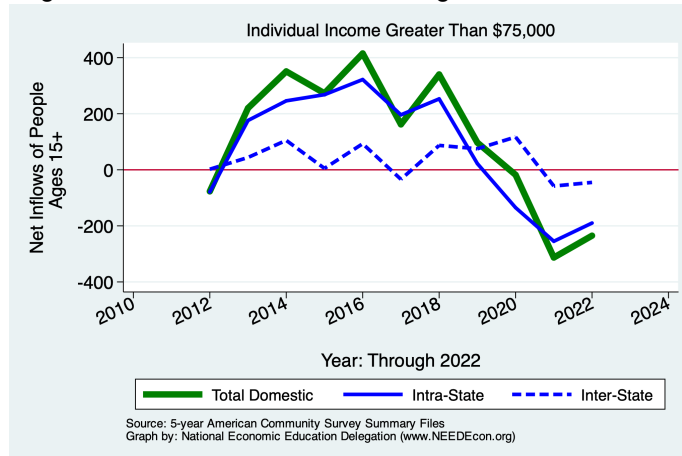


Figure 90: Overall Movements of High Income Residents



## Demographics of Migration Flows

**Table 18: Migration by Marital Status**

Category	Population	Net Inflows				
		All Migration	Same State		Across States	From Abroad
			W/in County	Between Counties		
Never married	7,973	-293	-130	-4	-193	34
Now married, except separated	13,265	-18	-287	246	-158	181
Divorced	2,114	-32	-78	49	-3	0
Separated	370	49	39	10	0	0
Widowed	1,402	-18	-64	-22	0	68
<b>Total:</b>	25,124	-312	-520	279	-354	283

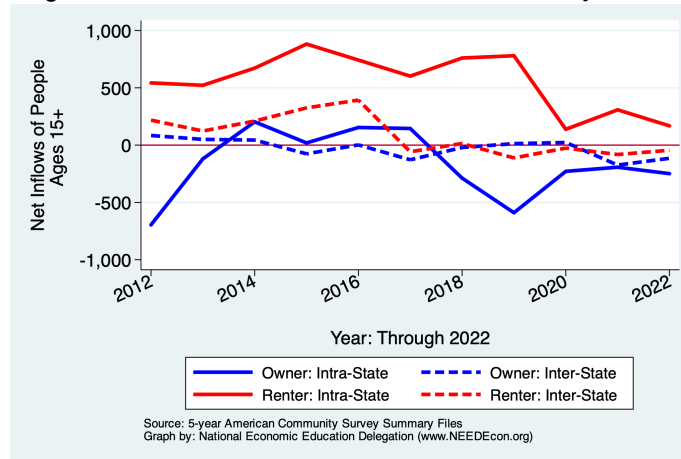
Source: 2022 5-year American Community Survey, Summary File

**Table 19: Migration by Tenure**

Category	Population	Net Inflows				
		All Migration	Same State		Across States	From Abroad
			W/in County	Between Counties		
Householder lived in owner-occupied housing units	18,072	-99	-55	-194	-115	265
Householder lived in renter-occupied housing units	11,992	237	-476	644	-45	114
<b>Total:</b>	30,064	138	-531	450	-160	379

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		
1 to 4 years	1,545	108	27	50	18	13
5 to 17 years	5,207	42	-58	20	-3	83
18 and 19 years	410	-270	-7	-96	-167	0
20 to 24 years	1,071	-18	41	-53	-40	34
25 to 29 years	1,714	-67	-193	50	38	38
30 to 34 years	2,341	237	39	217	-38	19
35 to 39 years	2,499	-118	-127	-31	-28	68
40 to 44 years	2,630	107	12	82	13	0
45 to 49 years	2,382	-39	-99	32	28	0
50 to 54 years	2,477	-129	-77	-6	-46	0
55 to 59 years	1,897	53	-23	41	27	8
60 to 64 years	1,769	-7	28	54	-89	0
65 to 69 years	1,159	30	-35	12	-36	89
70 to 74 years	1,176	17	-20	26	-16	27
75 years and over	2,418	-83	-24	-59	0	0
<b>Total Population:</b>	30,695	-137	-516	339	-339	379

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		
Less than high school graduate	1,193	114	17	56	0	41
High school graduate (includes equiv)	2,297	80	84	33	-37	0
Some college or assoc. degree	4,525	-79	-177	151	-85	32
Bachelor's degree	7,768	-218	-402	113	-16	87
Graduate or professional degree	6,679	104	-41	65	-9	89
<b>Total:</b>	22,462	1	-519	418	-147	249

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	86,174	86,174
Moved Within Same County	96,722	104,263
Moved to Different County, Same State	73,750	69,342
Moved Between States	90,052	43,190
Moved from Abroad	94,211	
<b>Total Population:</b>	85,846	83,750

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	42.9	42.9
Moved Within Same County	32.1	32.5
Moved to Different County, Same State	32.9	29.3
Moved Between States	29.5	27.3
Moved from Abroad	36.1	
<b>Total Population:</b>	41.1	41.2

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.

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

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

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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/>