

# **Cathedral City, California**

## *Indicators Report*

by  
The National Economic Education Delegation (NEED)

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

***A Demographic Snapshot***

Statistic	2022	2019
<b>POPULATION</b>		
Population Estimate (#, 5yr)	51,964.0	54,357.0
Veterans (#, 5yr)	1,921.0	2,313.0
Foreign born persons (% , 5yr)	29.5	32.0
Population age 25+ (#, 5yr)	36,697.0	37,141.0
<b>AGE AND SEX</b>		
Persons under 5 years (% , 5yr)	5.0	5.8
Persons under 18 years (% , 5yr)	20.2	23.2
Persons 65 years and over (% , 5yr)	18.0	17.0
Female persons (% , 5yr)	48.4	49.9
<b>INCOME AND POVERTY</b>		
Median household income (\$ , 5yr)	63,209.0	46,521.0
Per capita income in past 12 months (\$ , 5yr)	34,807.0	26,788.0
Persons in poverty (% , 5yr)	17.3	20.1
Children age less than 18 in poverty (#, 5yr)	2,740.0	3,673.0
Children age less than 18 in poverty (% , 5yr)	26.1	29.1
<b>RACE AND ETHNICITY</b>		
White alone (% , 5yr)	49.5	75.6
African American alone (% , 5yr)	1.9	2.7
American Indian or Alaska Native alone (% , 5yr)	2.0	0.9
Asian alone (% , 5yr)	6.9	6.2
Native Hawaiian and Other Pacific Islander alone (% , 5yr)	0.3	0.3
Two or More Races (% , 5yr)	20.1	2.6
Hispanic or Latino (% , 5yr)	58.9	58.6
White alone, not Hispanic or Latino (% , 5yr)	29.7	30.9
<b>HOUSING</b>		
Housing units (#, 5yr)	23,354.0	23,620.0
Owner-occupied housing units (% , 5yr)	64.3	60.7
Median value of owner-occupied housing units (\$ , 5yr)	381,800.0	279,500.0
Median selected monthly owner costs-with a mortgage (\$ , 5yr)	2,034.0	1,729.0
Median selected monthly owner costs-without a mortgage (\$ , 5yr)	767.0	645.0
Median gross rent (\$ , 5yr)	1,445.0	1,193.0
<b>FAMILIES AND LIVING ARRANGEMENTS</b>		
Households (#, 5yr)	18,868.0	18,816.0
Persons per household (#, 5yr)	2.7	2.9
Living in same house 1 year ago, % of persons age 1+ (5yr)	91.1	89.2
<b>EDUCATION</b>		
High school graduate or higher, % of persons age 25+ (5yr)	80.7	78.3
Bachelor's degree or higher, % of persons age 25+ (5yr)	26.0	21.6
<b>HEALTH</b>		
With a disability, under age 65 years (#, 5yr)	2,717.0	3,354.0
Persons without health insurance, under age 65 years (% , 5yr)	10.2	12.4
<b>LABOR FORCE</b>		
In civilian labor force, persons age 16+ (% , 5yr)	59.3	57.2
In civilian labor force, women age 16+ (% , 5yr)	54.8	49.0
Employed, persons age 16+ (% , 5yr)	53.6	51.7
Self employed (% , 5yr)	14.0	13.5
<b>TRANSPORTATION</b>		
Mean travel time to work, workers age 16+ (Mins., 5yr)	19.0	20.1
Drive alone in private vehicle (% , 5yr)	79.0	83.9
Using public transportation (% , 5yr)	2.1	2.7
Worked from home (% , 5yr)	8.1	3.8

Source: American Community Survey, Summary Files

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

## Current Population

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

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

Region	2023 Population	% Change		
		1 Year	3 Year	5 Year
<b>City</b>				
Cathedral City	51,433	-0.36	-3.85	-5.57
<b>County and Broader Regions</b>				
Riverside County	2,439,234	0.34	-0.06	1.11
Southern California	21,794,548	-0.41	-2.24	-2.84
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	Southern California	California
Riverside County	2,431.0	2,439.2	0.34	-0.41	-0.35
Riverside	314.8	313.7	-0.36		
Moreno Valley	208.3	208.3	-0.01		
Corona	157.1	157.0	-0.09		
Menifee	107.4	110.0	2.44		
Murrieta	110.6	110.0	-0.54		
Temecula	109.5	108.9	-0.52		
Jurupa Valley	105.2	105.0	-0.16		
Indio	89.8	90.8	1.17		
Hemet	89.2	89.9	0.84		
Perris	78.5	78.9	0.60		
Lake Elsinore	72.0	72.0	-0.02		
Eastvale	70.0	69.5	-0.66		
Beaumont	54.3	56.6	4.12		
San Jacinto	54.3	54.1	-0.37		
Cathedral City	51.6	51.4	-0.36		
Palm Desert	50.6	50.6	-0.02		
Palm Springs	44.2	44.1	-0.17		
Coachella	41.9	42.5	1.26		
La Quinta	37.6	38.0	1.11		
Wildomar	36.4	36.3	-0.28		
Desert Hot Springs	32.4	32.6	0.68		
Banning	30.9	31.2	1.28		
Norco	25.0	25.0	0.01		
Blythe	17.4	17.3	-0.87		
Rancho Mirage	16.9	17.0	0.94		
Calimesa	10.9	11.0	0.11		
Canyon Lake	11.0	10.9	-0.49		
Indian Wells	4.8	4.8	-0.23		

Source: CA DOF; Calculations by National Economic Education Delegation

Figure 1: Population Growth (1)

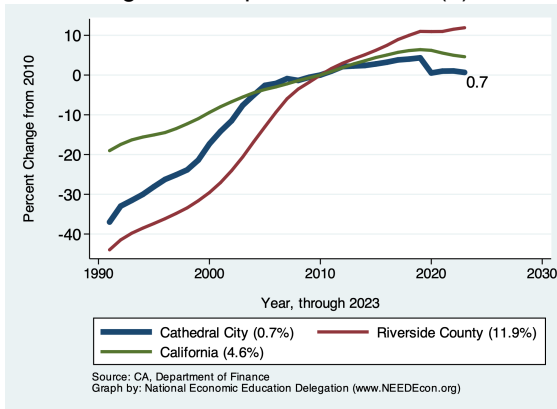


Figure 2: Population Growth (2)

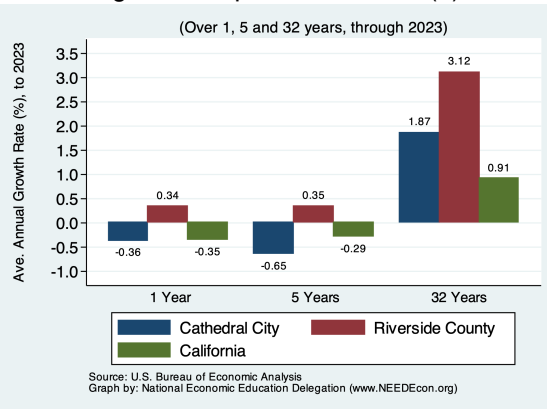


Figure 3: Population by Age - Detailed Age Categories

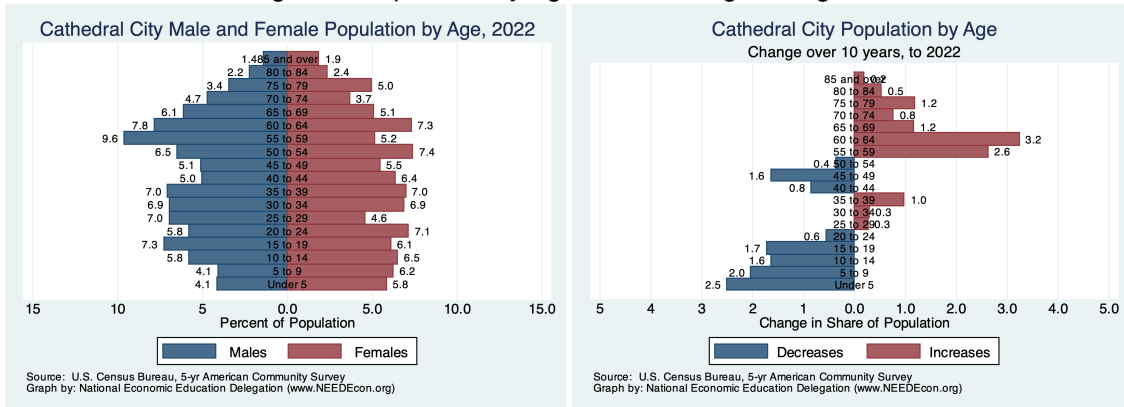


Figure 4: Population by Age - Broad Age Categories

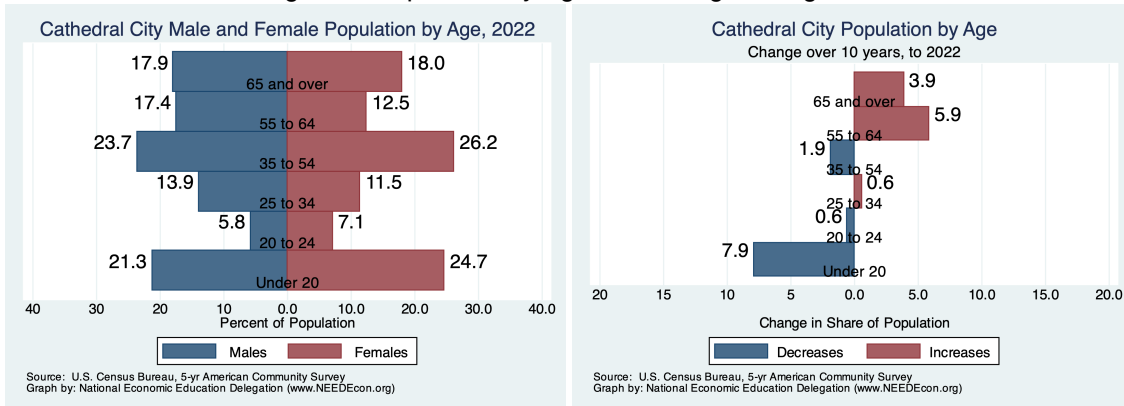


Figure 5: Population by Educational Attainment

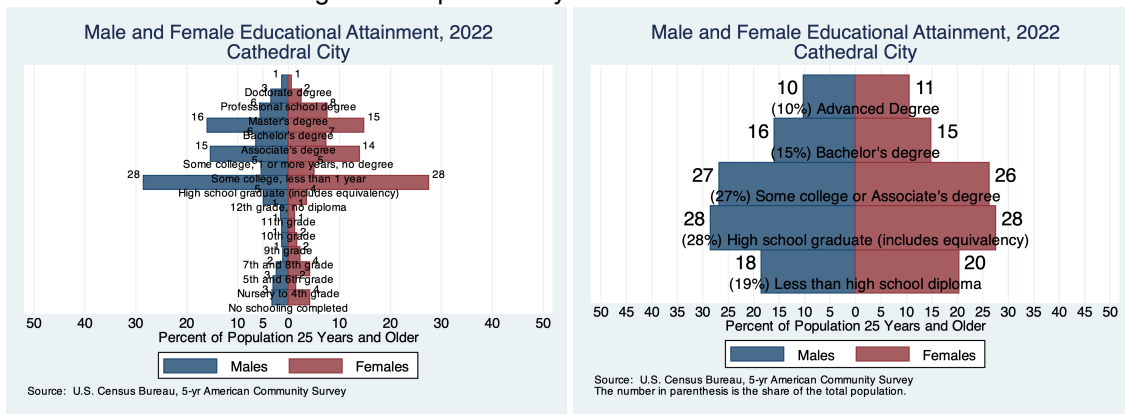


Figure 6: Population by Race/Ethnicity

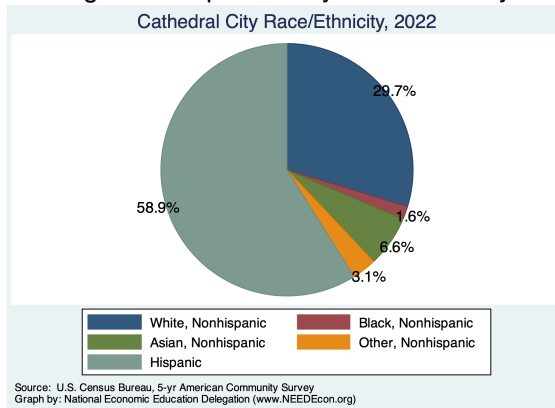
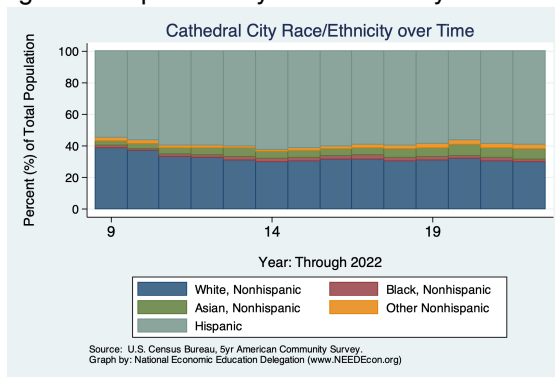


Figure 7: Population by Race/Ethnicity Over Time





# 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. Cathedral City 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

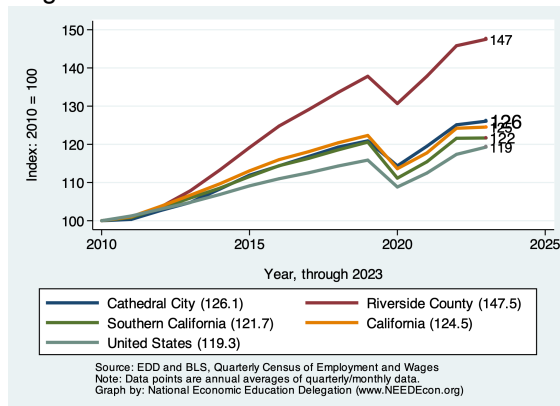
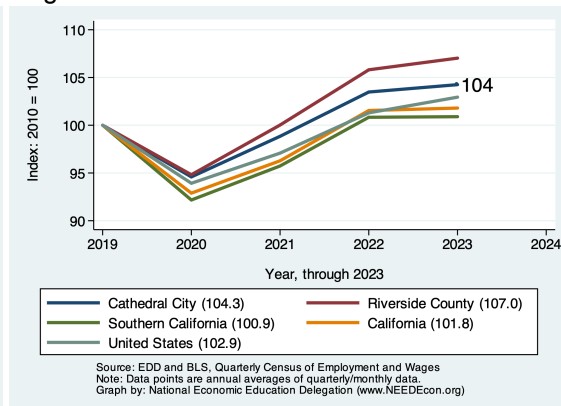


Figure 11: Relative Employment Growth Across Regions - since 2019



## MSA 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 the Riverside-San Bernardino-Ontario MSA. The following table provides the latest data for the MSA.

Table 4. Employment Growth by Industry in the Riverside-San Bernardino-Ontario MSA for March, 2024

Industry	Employment	Share	Empl Growth	% Growth - Annualized Rate					
				Month	Qtr	6mo	1yr	3yr	5yr
<b>Total Nonfarm</b>	1,694,223	100.0	5,971.1	4.3	0.5	0.8	1.6	3.3	2.1
<b>Total Private</b>	1,425,885	84.2	3,363.1	2.9	0.2	0.6	1.0	3.1	2.4
<b>Goods Producing</b>	216,611	12.8	948.2	5.4	-5.6	-0.1	1.2	1.6	0.9
Mining, Logging and Construction	120,753	7.1	1,778.6	19.5	-2.3	3.7	5.6	2.8	2.7
Mining and Logging	1,600	0.1	0.0	0.0	0.0	0.0	14.3	7.7	6.7
Construction	118,854	7.0	1,464.0	16.0	-3.4	3.5	5.7	2.9	2.6
Manufacturing	96,076	5.7	-620.1	-7.4	-9.0	-4.3	-3.8	0.2	-1.0
Durable Goods	58,679	3.5	-417.3	-8.2	-7.6	-4.2	-3.8	-0.8	-2.2
Non-Durable Goods	37,446	2.2	-154.4	-4.8	-9.8	-3.9	-3.9	1.9	1.4
<b>Service Providing</b>	1,477,534	87.2	5,264.7	4.4	1.4	1.0	1.6	3.6	2.3
Trade, Trans & Utilities	452,210	26.7	1,888.6	5.2	2.5	-1.1	-1.3	0.9	3.3
Wholesale Trade	67,659	4.0	-155.0	-2.7	-3.2	-2.3	-2.0	0.5	0.1
Retail Trade	180,685	10.7	416.7	2.8	-3.1	-2.4	-1.4	0.9	-0.1
Trans & Warehousing	197,024	11.6	662.2	4.1	3.8	-0.7	-1.0	1.1	9.6
Utilities	5,718	0.3	-49.7	-9.9	6.1	3.0	3.6	4.7	4.3
Information	13,125	0.8	-47.7	-4.3	-3.7	-2.7	-1.5	2.5	-1.3
Financial Activities	44,464	2.6	-86.6	-2.3	-2.2	-1.3	-1.4	-0.2	-0.1
Finance & Insurance	21,985	1.3	-20.5	-1.1	-2.2	-2.7	-1.8	-3.5	-2.2
Real Estate & Rental & Leasing	22,538	1.3	-36.2	-1.9	-0.4	0.6	-0.9	3.9	2.5
Professional & Business Svcs	166,274	9.8	1,764.0	13.7	0.5	3.2	-0.5	0.7	1.9
Prof, Sci, & Tech	46,211	2.7	201.6	5.4	1.8	0.5	-0.1	3.5	2.5
Admin & Support Svcs	106,331	6.3	1,990.8	25.5	-1.6	5.0	-1.0	-0.6	1.6
Employment Svcs	49,934	2.9	1,065.4	29.5	4.6	7.0	-3.0	-2.4	3.3
Educational & Health Svcs	301,992	17.8	2,216.0	9.2	7.6	6.3	8.0	6.5	4.4
Education Svcs	22,176	1.3	163.7	9.3	1.9	3.7	5.7	9.9	2.6
Health Care & Social Assistance	279,860	16.5	1,961.8	8.8	8.4	6.5	8.2	6.3	4.6
Leisure & Hospitality	182,103	10.7	-703.3	-4.5	-4.5	-4.9	-2.6	8.2	0.7
Arts, Entertainment & Recreation	20,665	1.2	64.7	3.8	-1.9	-10.2	-3.2	14.6	-0.0
Accommodation & Food Svcs	161,299	9.5	-746.8	-5.4	-5.1	-4.5	-2.4	7.5	0.8
Other Svcs	49,608	2.9	174.0	4.3	-3.6	0.2	1.4	6.3	1.5
<b>Government</b>	270,223	15.9	911.3	4.1	4.5	5.1	4.9	4.7	0.7
Federal	21,813	1.3	94.6	5.4	4.0	3.9	3.8	1.0	0.8
State	28,999	1.7	-1.0	-0.0	2.5	1.2	1.9	-2.1	-1.2
Local	219,293	12.9	791.9	4.4	4.8	5.6	5.4	6.2	1.0
County	31,724	1.9	-72.5	-2.7	3.4	1.8	0.3	-3.0	-1.6
City	17,509	1.0	52.9	3.7	6.7	8.4	8.1	8.4	2.9
Local Government Education	134,406	7.9	641.5	5.9	5.6	6.9	7.0	8.4	1.2

Source: EDD, National Economic Education Delegation (NEED)

## Some Employee Detail

### Employed in Cathedral City

Figure 12: Employment by Occupation

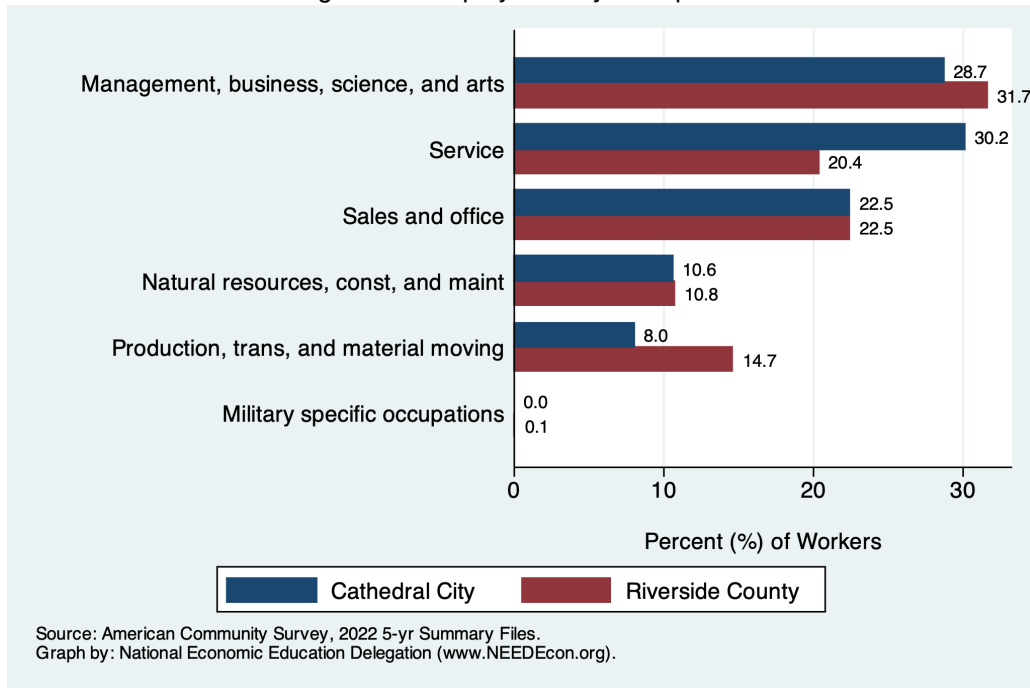


Figure 13: Employment by Industry

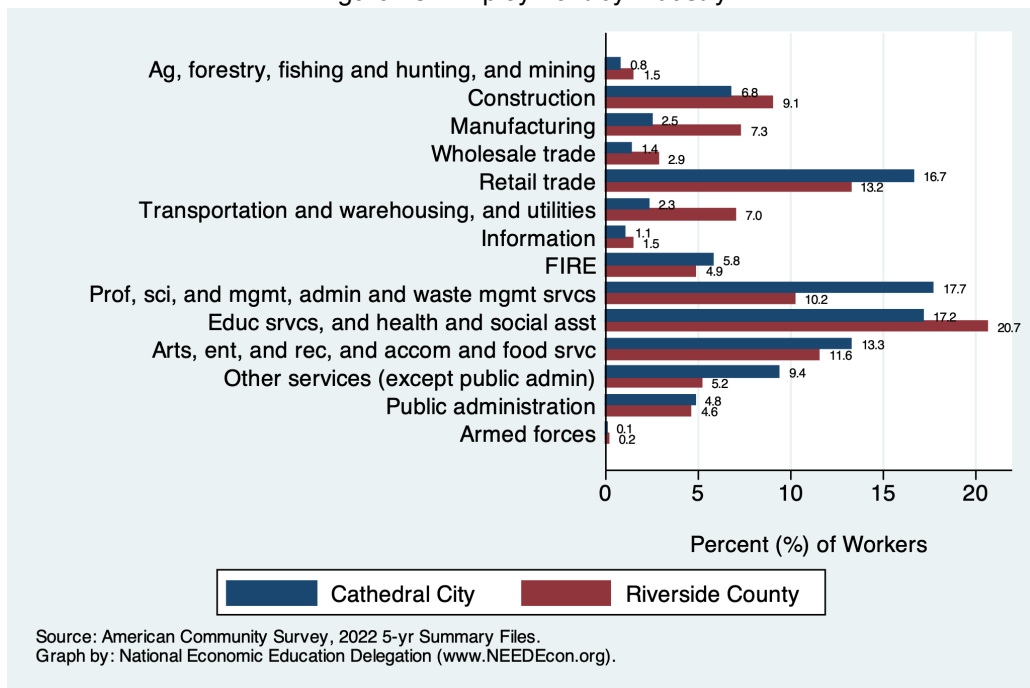


Figure 14: Language Spoken at Home

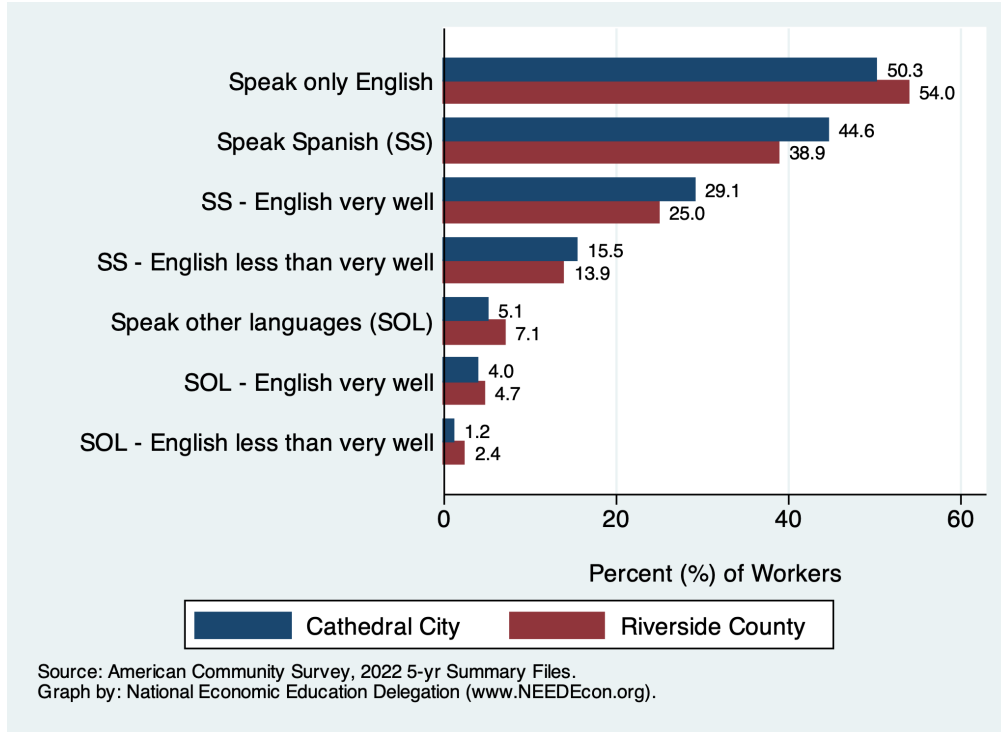
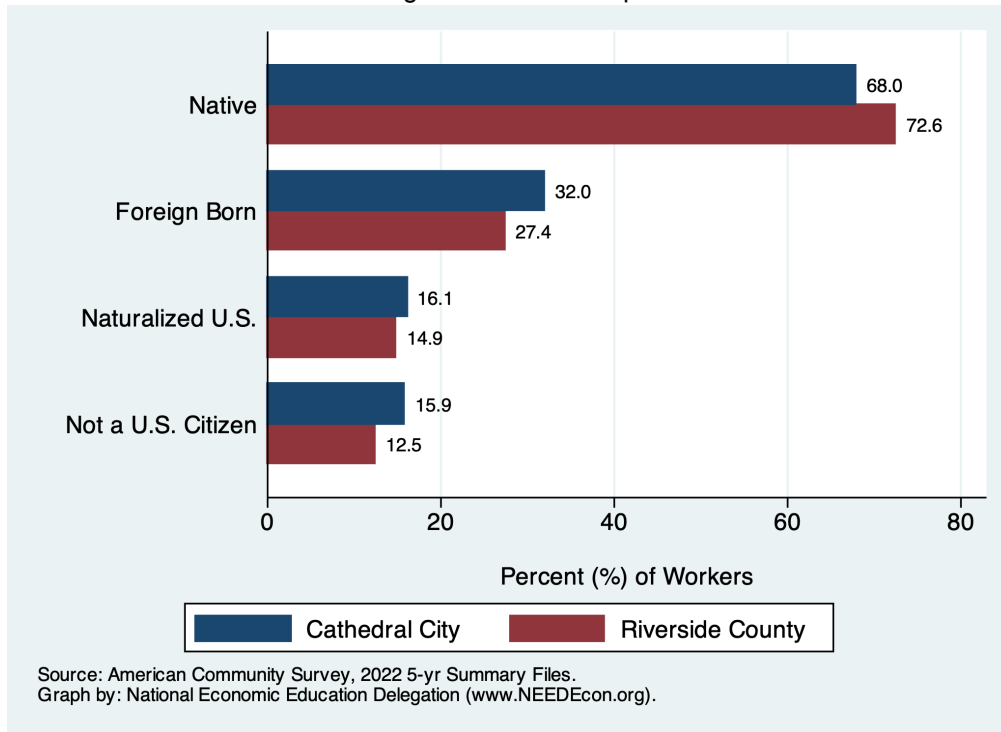


Figure 15: Citizenship



## Employed Residents of Cathedral City

Figure 16: Employment by Occupation

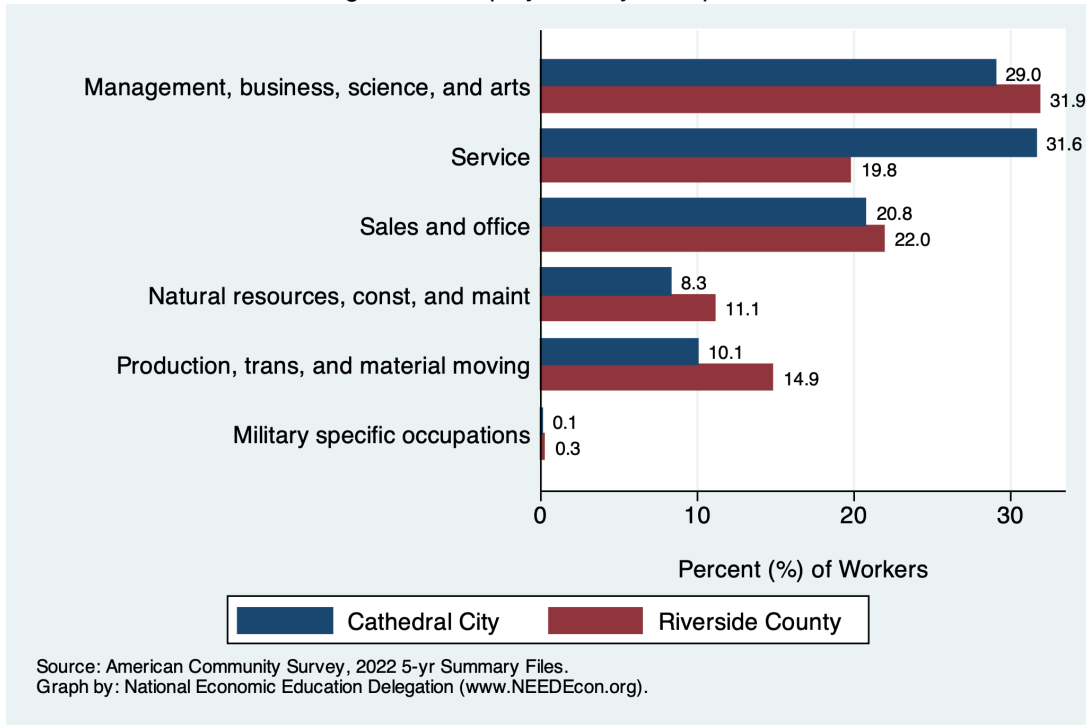


Figure 17: Employment by Industry

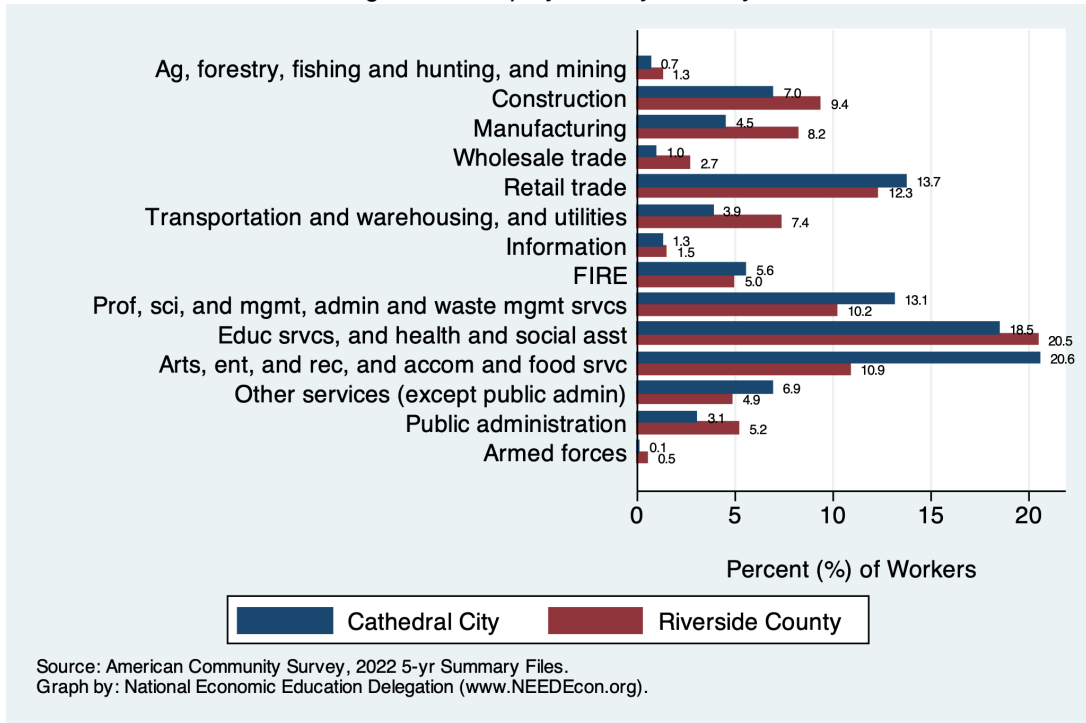


Figure 18: Language Spoken at Home

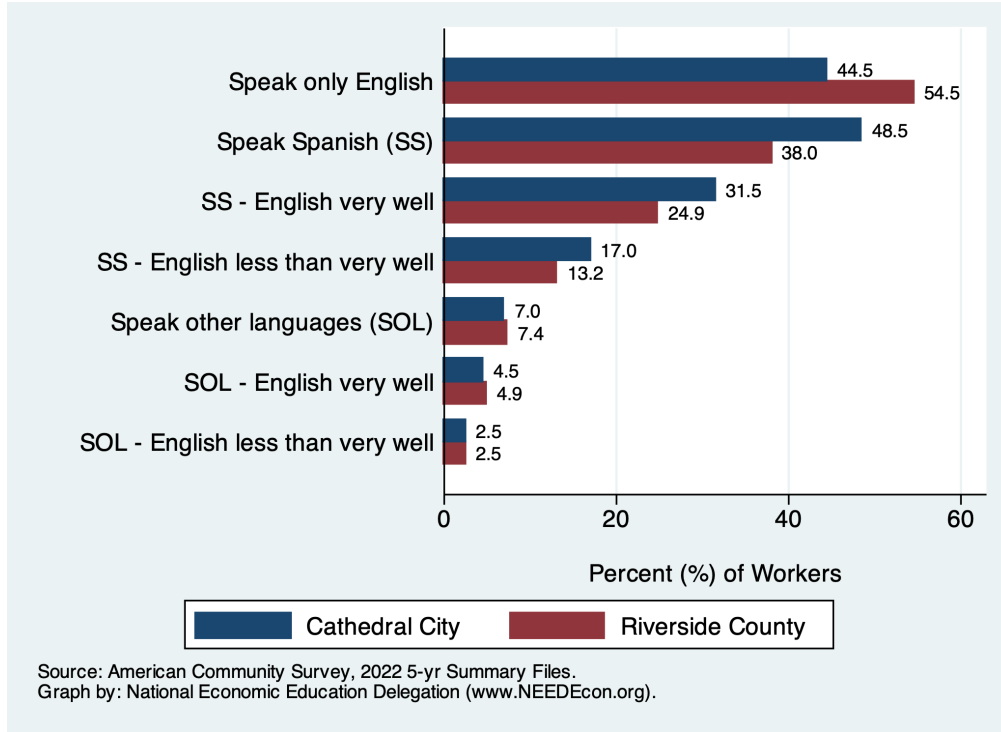
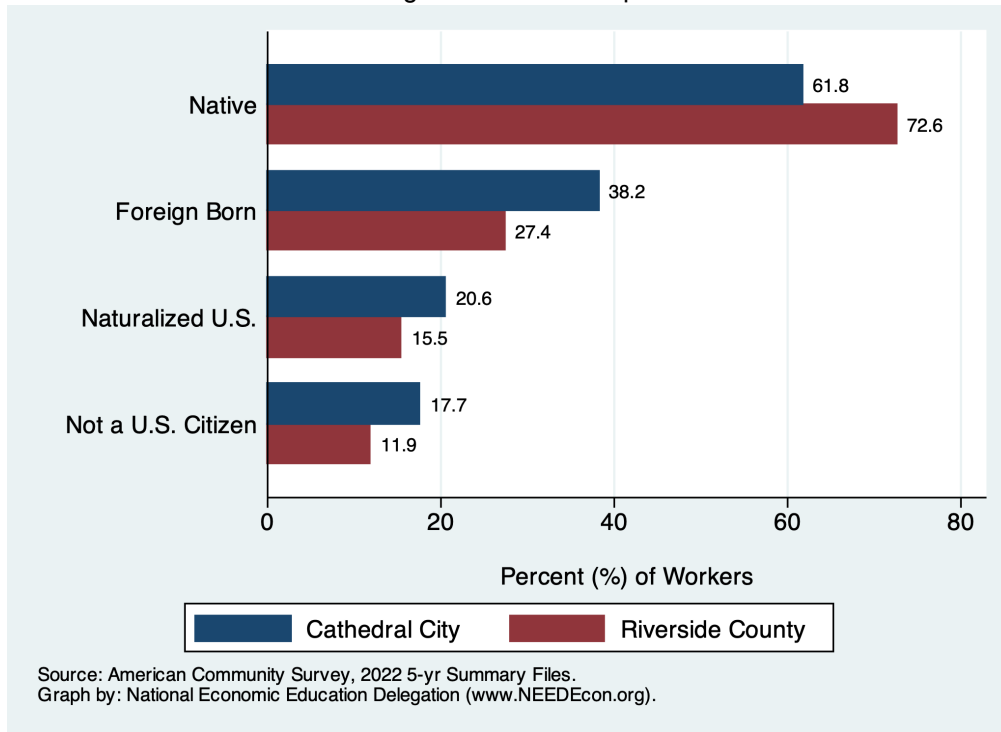


Figure 19: Citizenship



## Employed Residents vs Workers in Cathedral City

Figure 20: Employment by Occupation

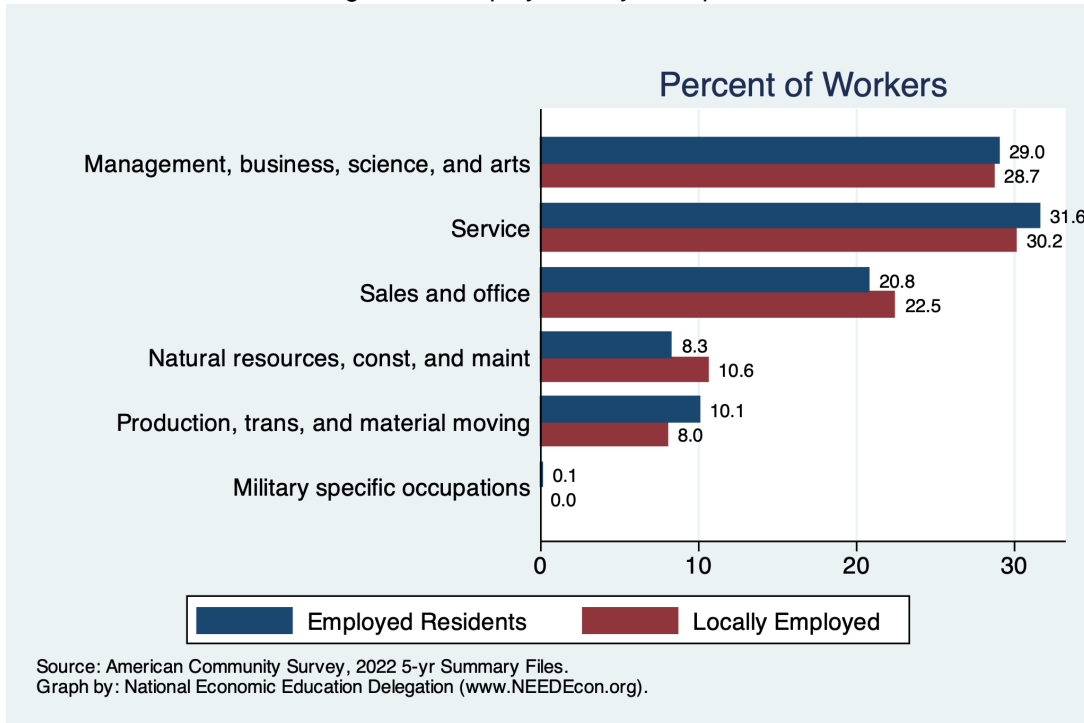


Figure 21: Employment by Industry

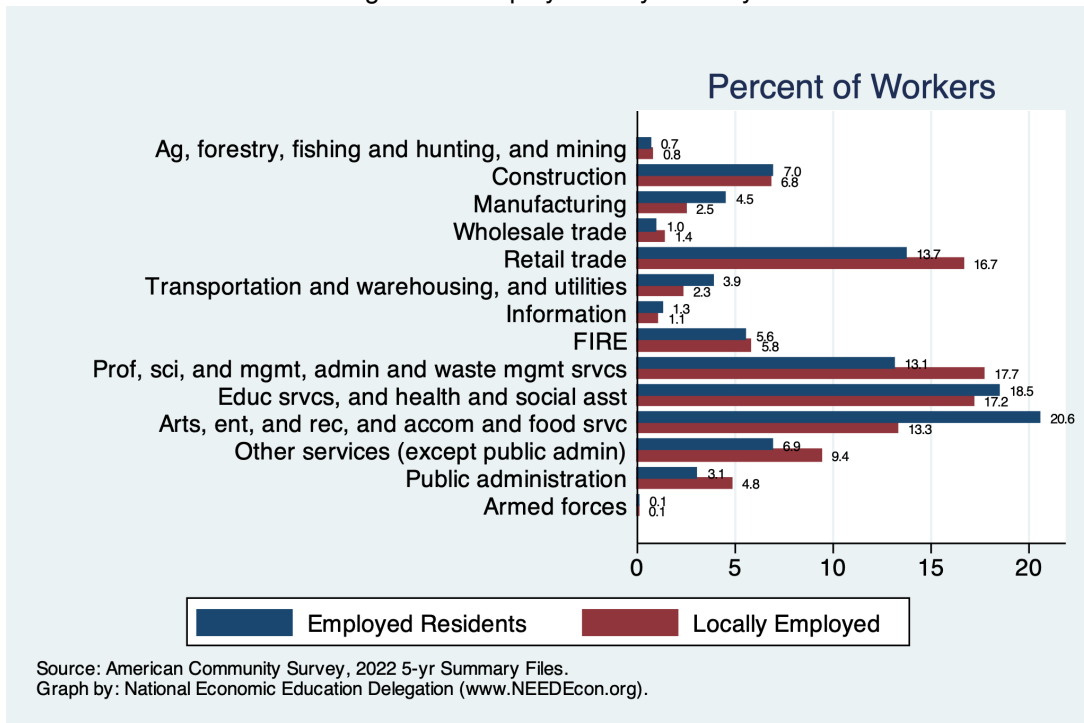


Figure 22: Language Spoken at Home

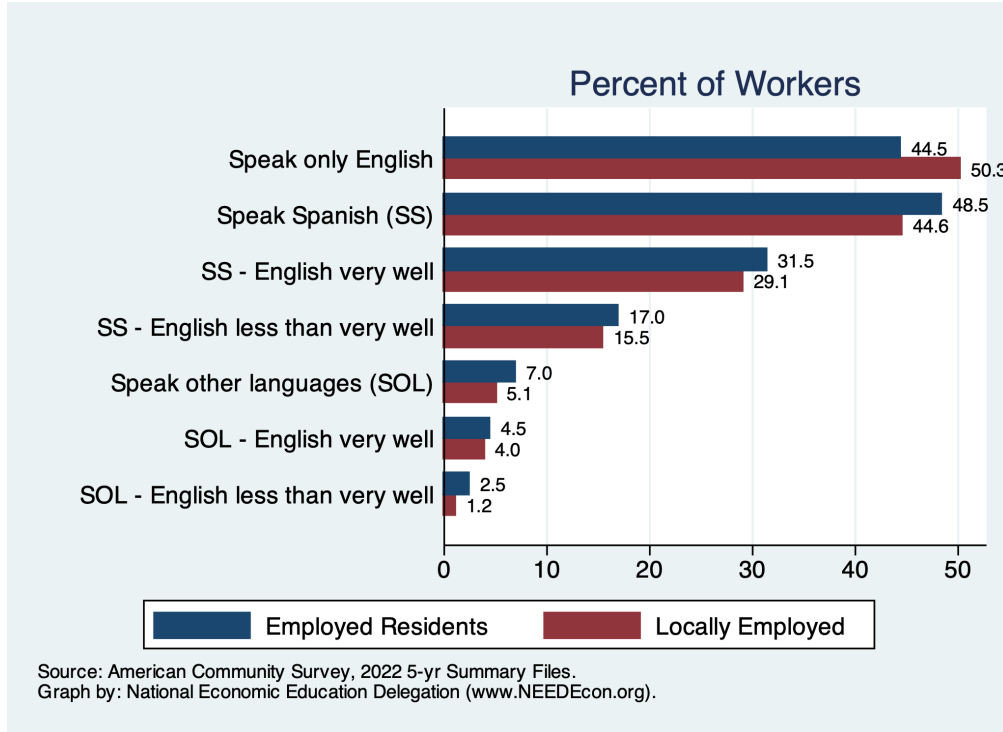
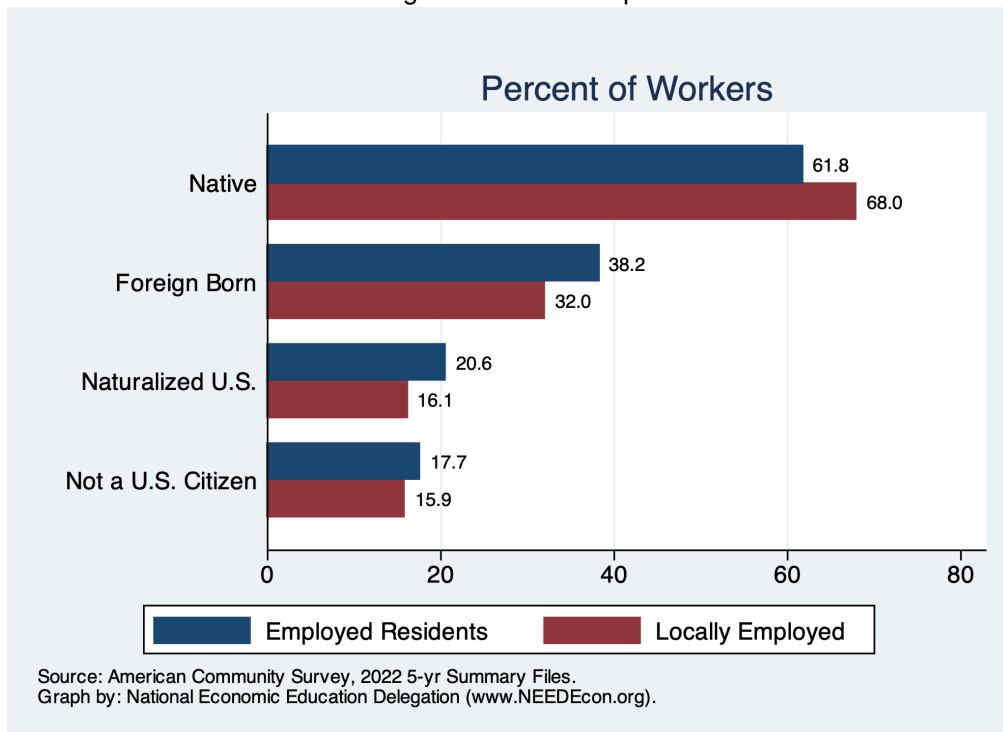


Figure 23: Citizenship





# Income and Earnings

## Per Capita Income Growth

**Definition:**

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

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

**Why is it important?**

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

Figure 24: Real Per Capita Income Ranking Among California Cities

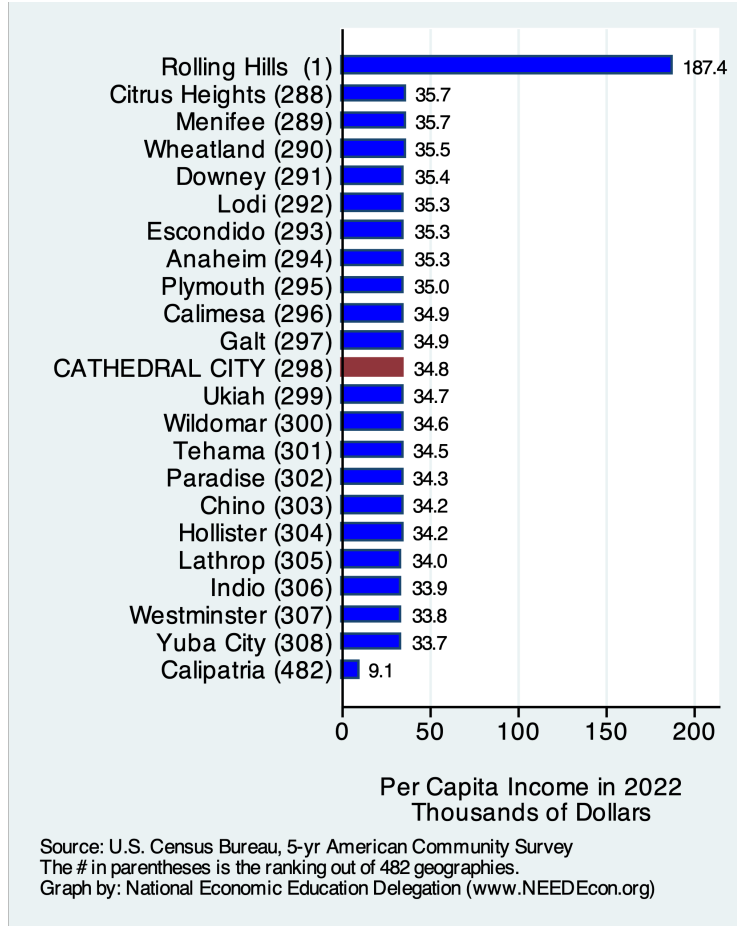
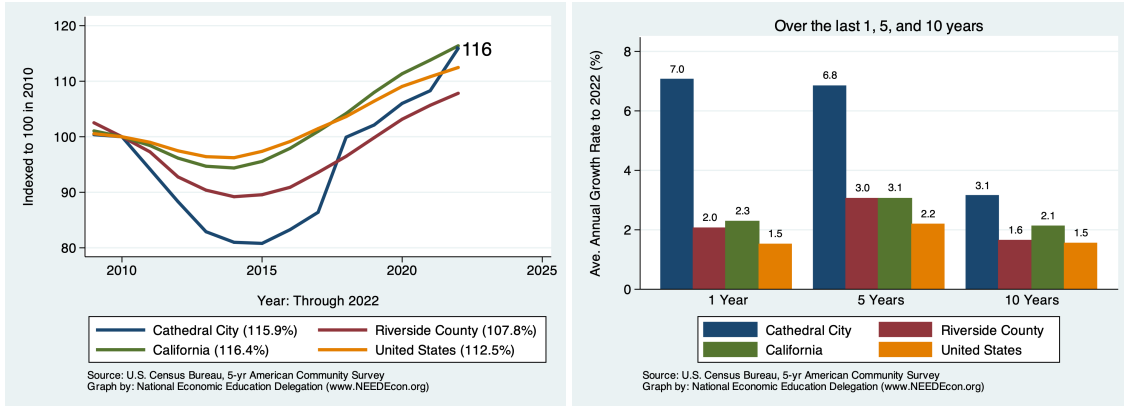


Figure 25: Regional Comparison of Growth over Time



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

Figure 26: Income Levels

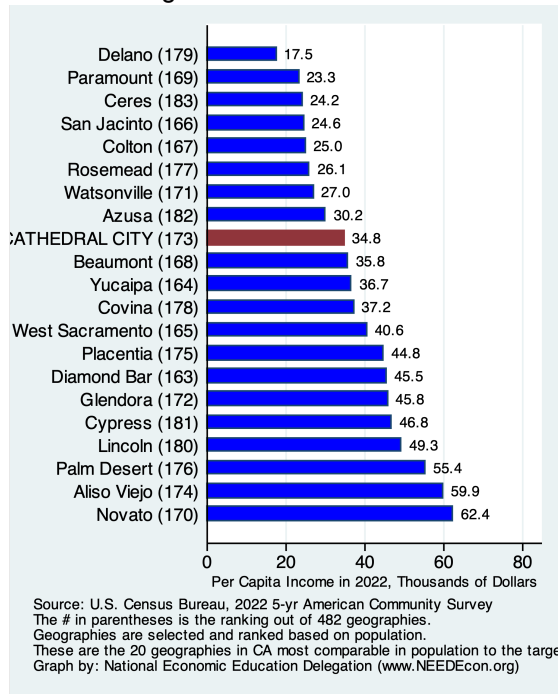
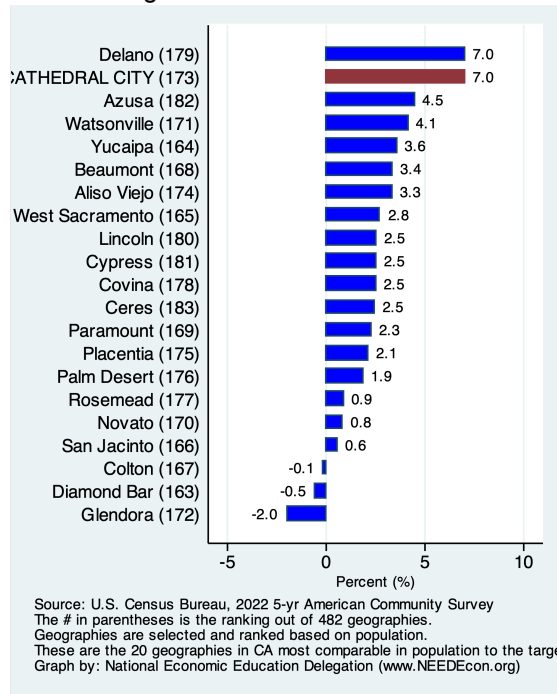


Figure 27: Growth over Time



# Real Per Capita Income Ranking Among Cities in Riverside County

Figure 28: Income Levels

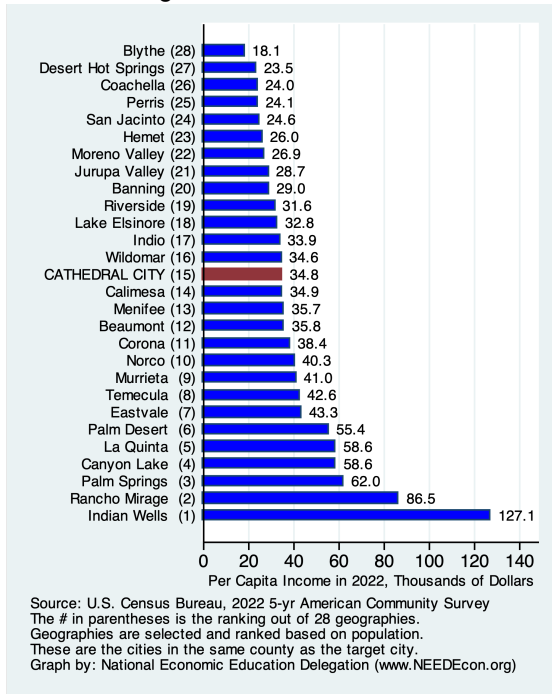


Figure 29: Growth over Time

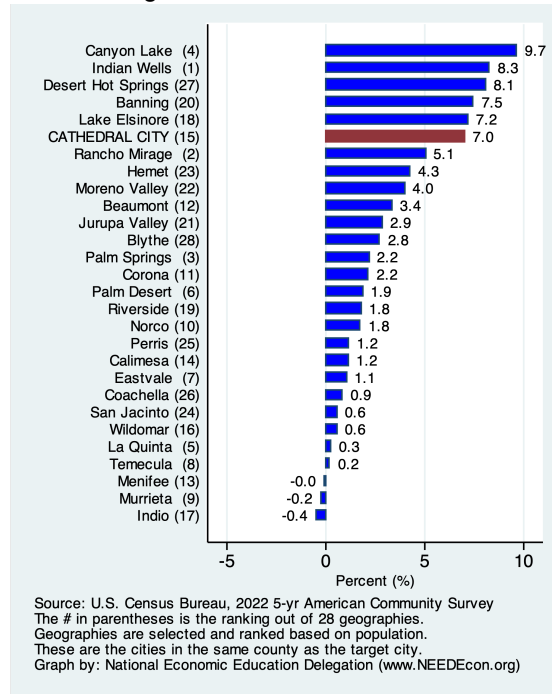
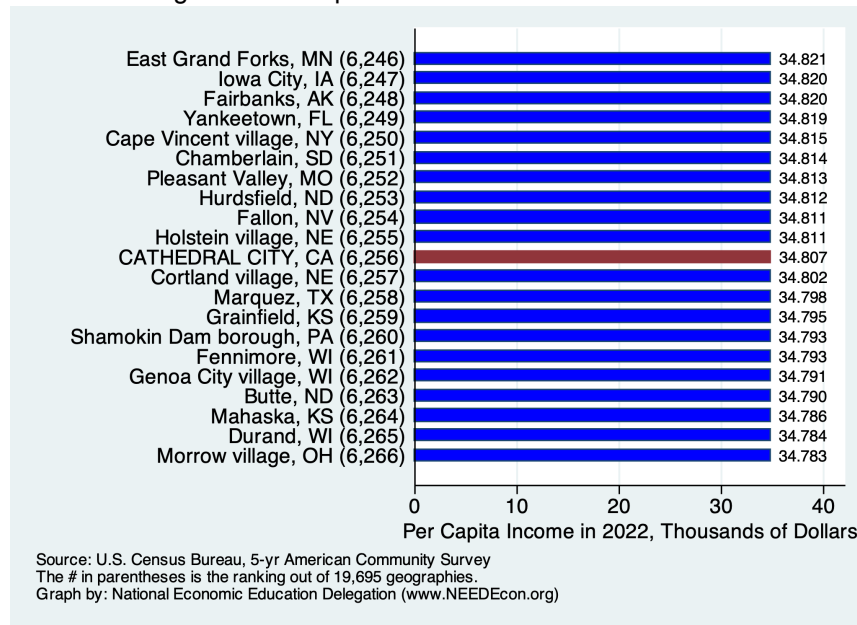


Figure 30: Comparison with All Cities Nationwide



## 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.

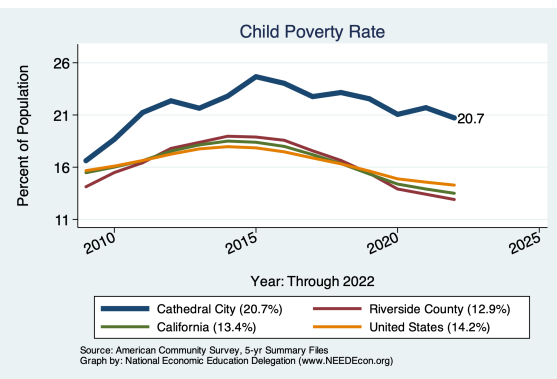
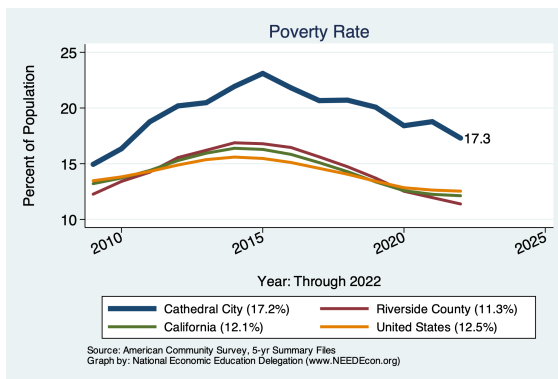


Figure 31: Inequality

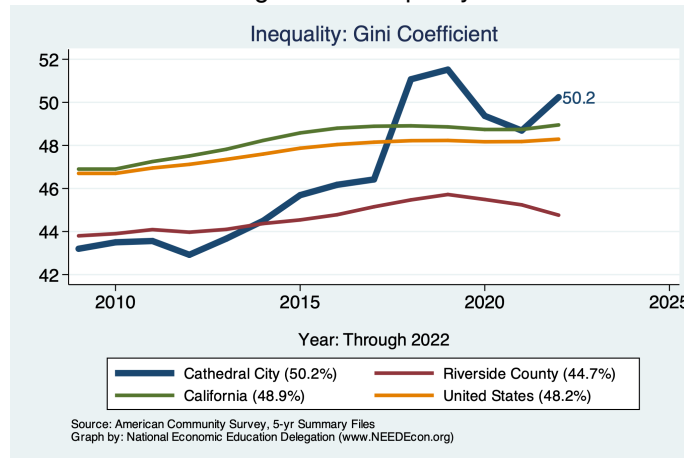


Figure 32: Shares Across the Income Distribution

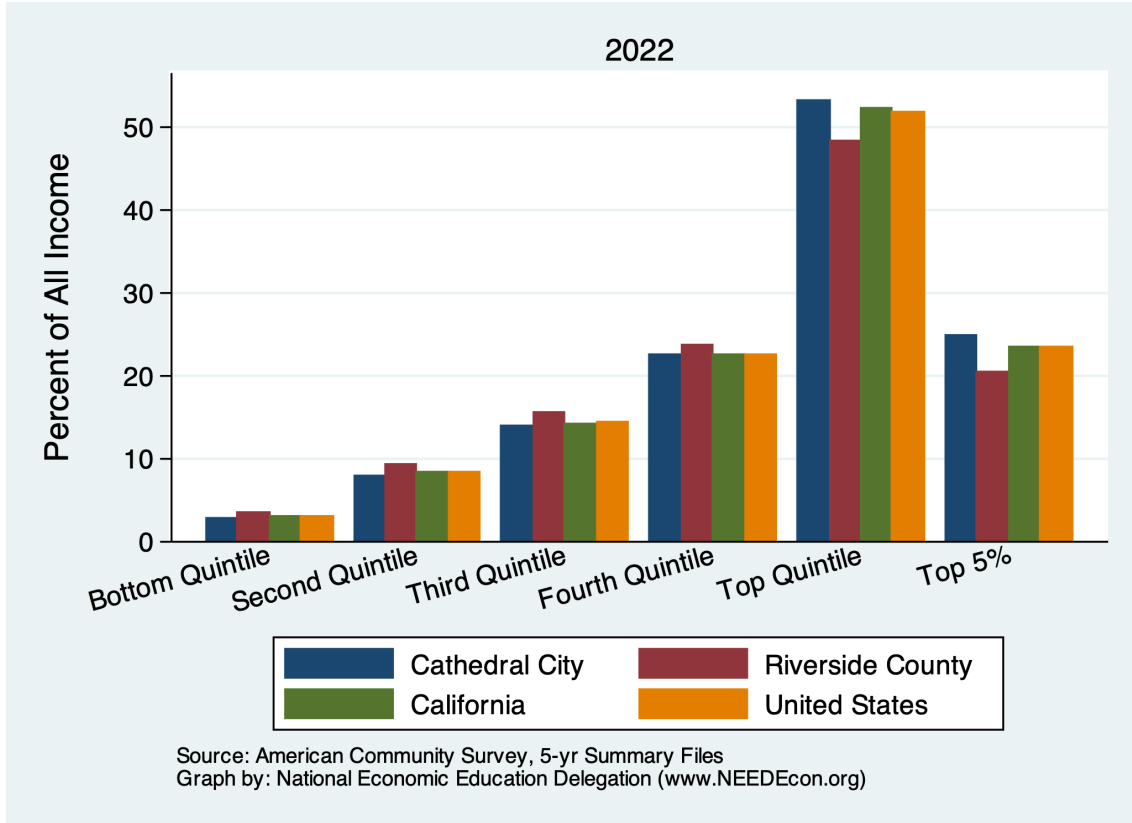
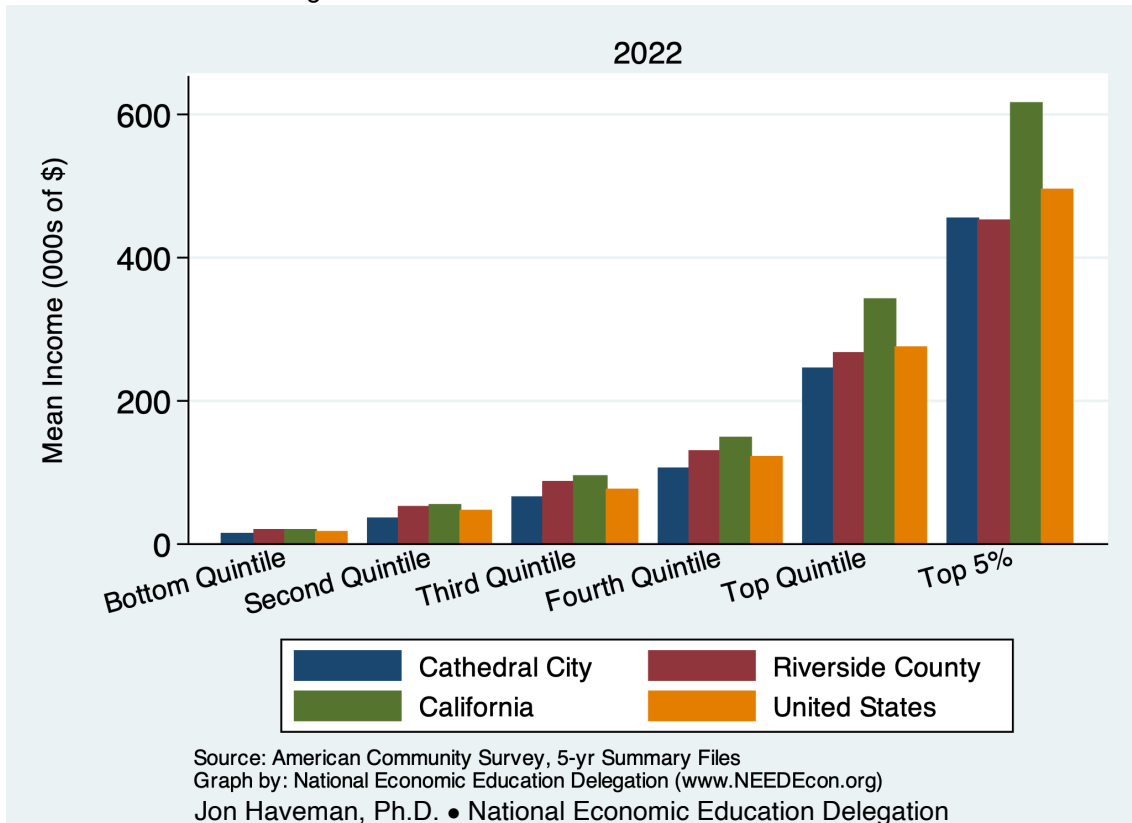


Figure 33: Means Across the Income Distribution



# 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 Cathedral City and Broader Regions

Figure 34: Median Home Prices

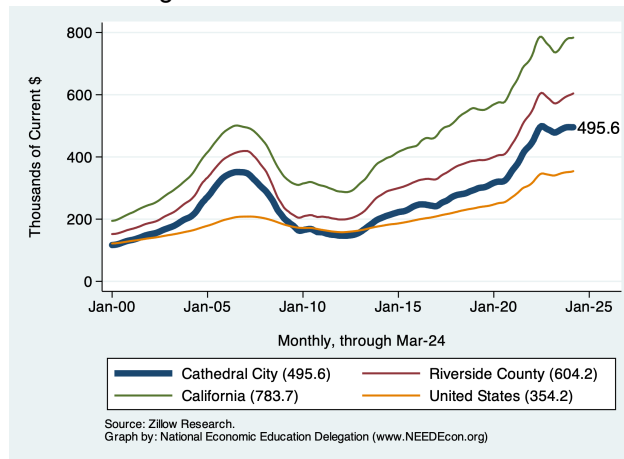
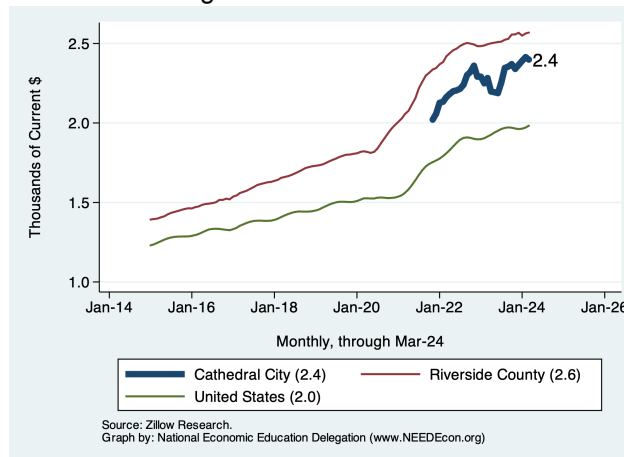


Figure 35: Median Rents



## Housing Ownership in Cathedral City and Broader Regions

Figure 36: Home Ownership Rates

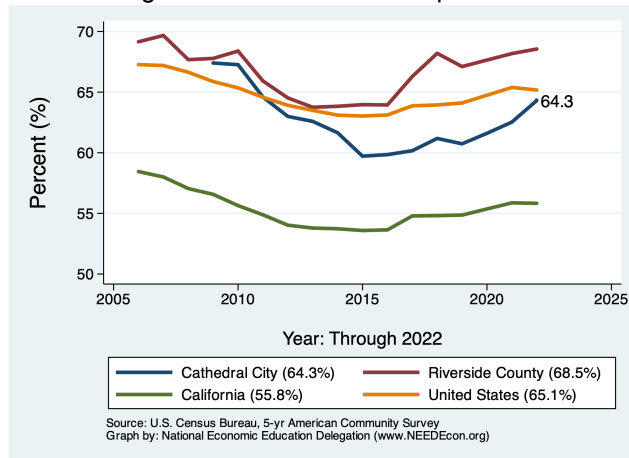


Figure 37: Home Ownership by Age

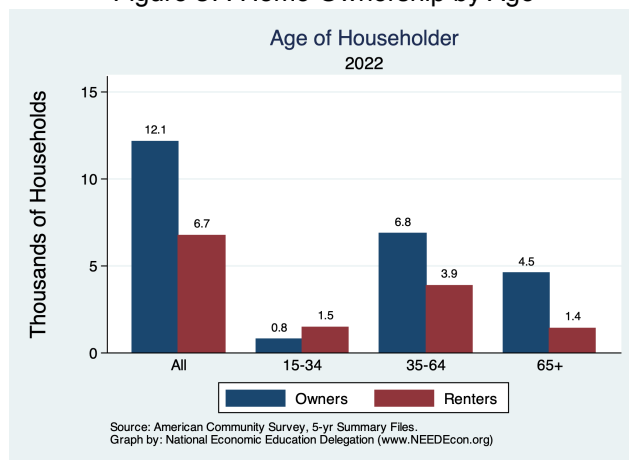


Figure 38: Income by Tenure

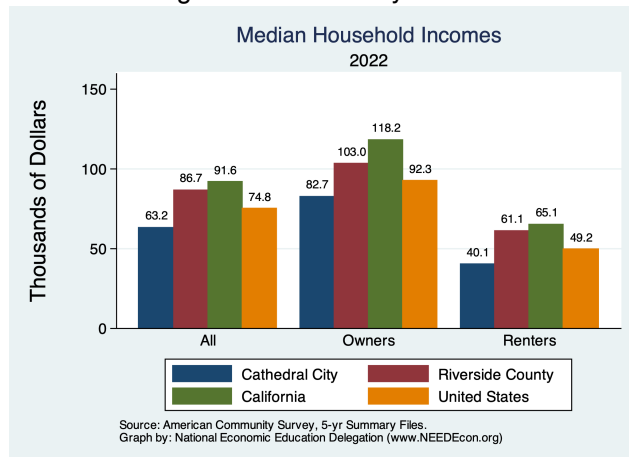


Figure 39: Income Distribution by Tenure

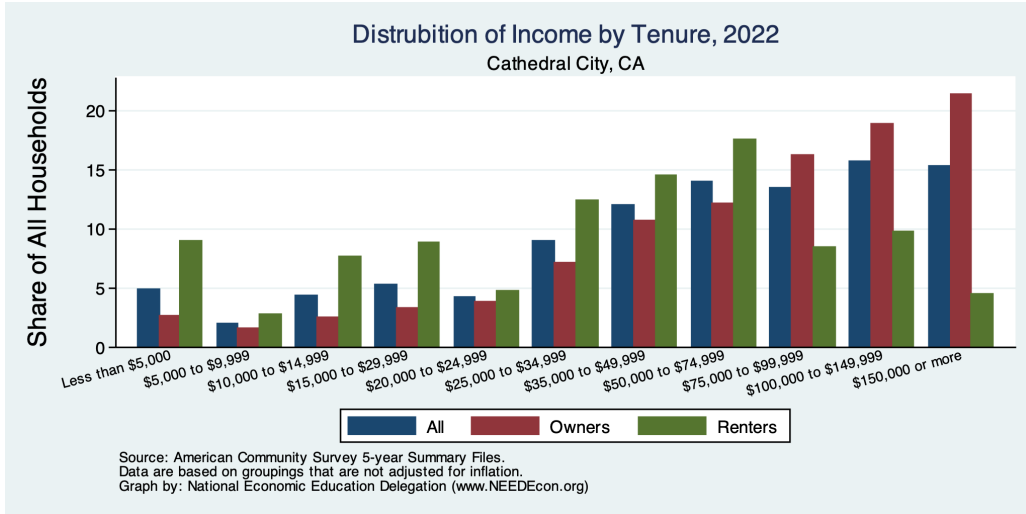


Figure 40: Income Distribution of Home Owners

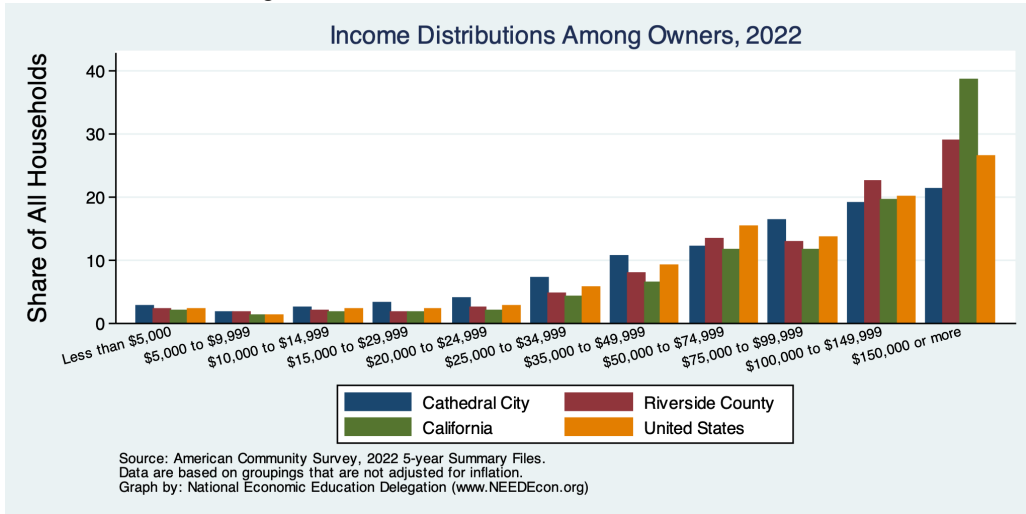
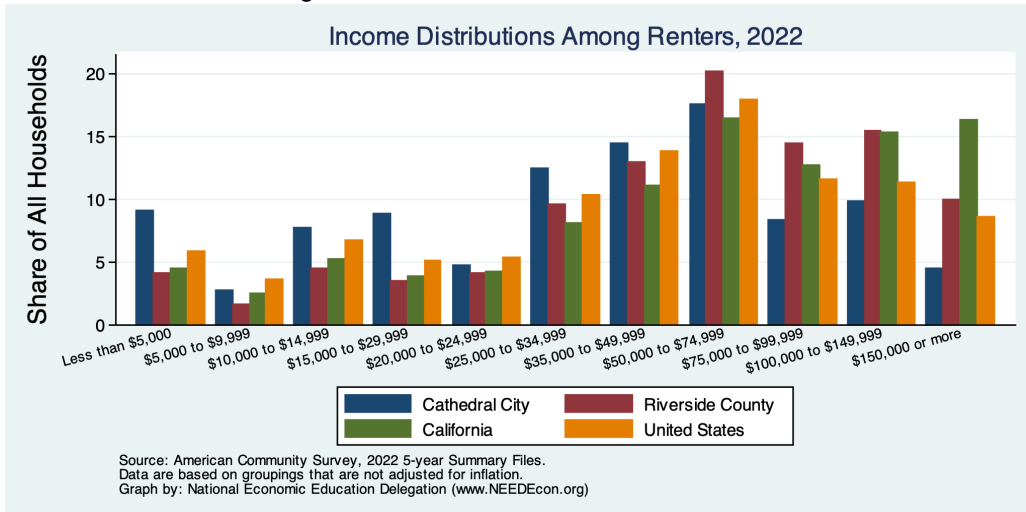


Figure 41: Income Distribution of Renters





## Housing Burden in Cathedral City and Broader Regions

Figure 42: Home Owners w/ A Mortgage

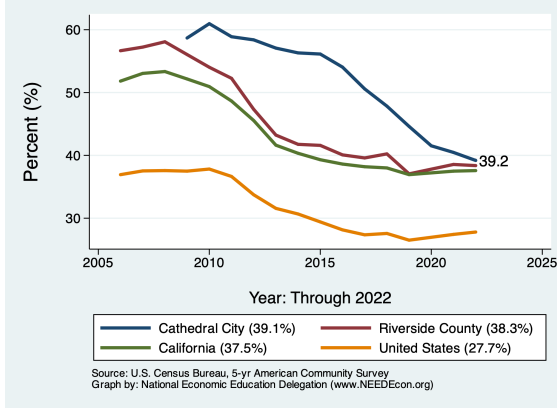


Figure 43: Home Owners w/o A Mortgage

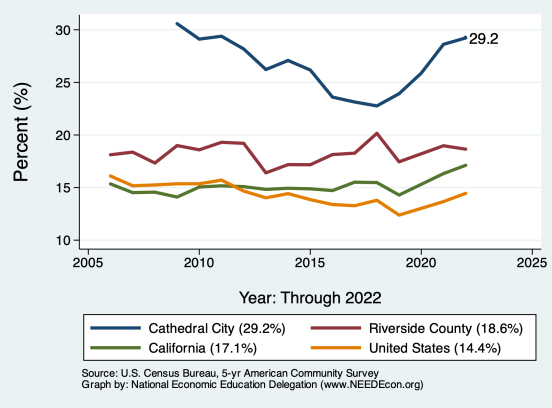


Figure 44: Renters

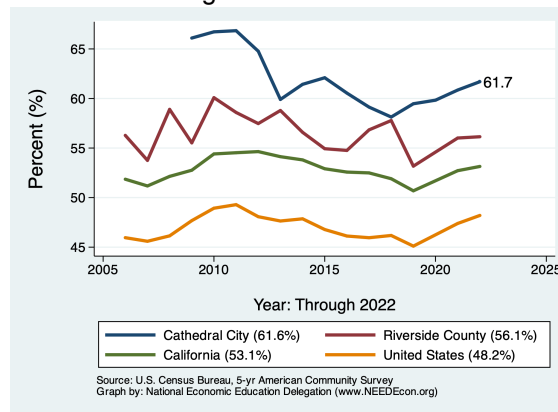
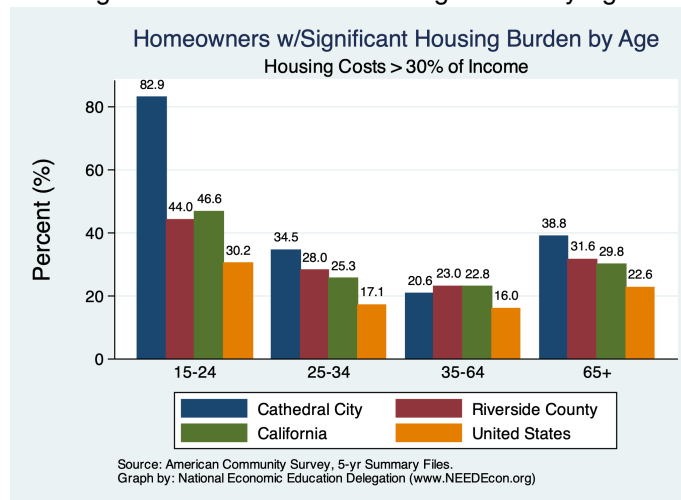


Figure 45: Homeowner Housing Burden by Age



# 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?

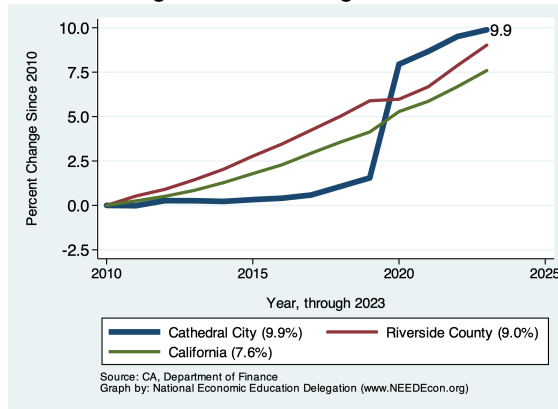
In areas where the rate of population growth exceeds the rate of housing growth, this is likely to reflect a tightening housing market. A tightening housing market will also likely be reflected in lower vacancy rates and higher occupancy rates. It may also be reflected in higher numbers of people per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

**Table 5. Housing Market Indicators**

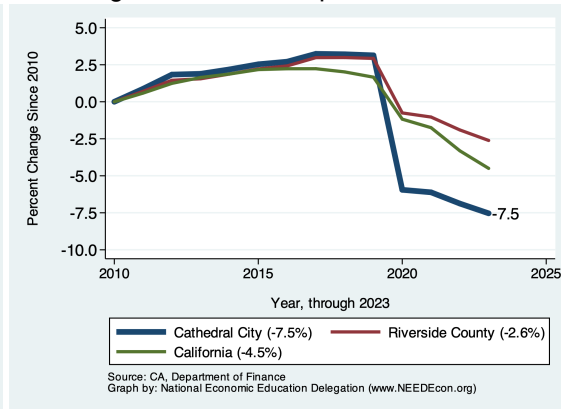
Indicator	2023	2019	2010	% Change from	
				2019	2010
Total Population	51,433.0	53,320.0	51,200.0	-3.5	0.5
Total # of Homes	23,070.0	21,320.0	20,995.0	8.2	9.9
# Occupied Units	18,519.0	17,219.0	17,047.0	7.5	8.6
Persons per Household	2.8	3.1	3.0	-10.3	-7.5
Vacancy Rate (%)	19.7	19.2	18.8	2.6	4.9

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

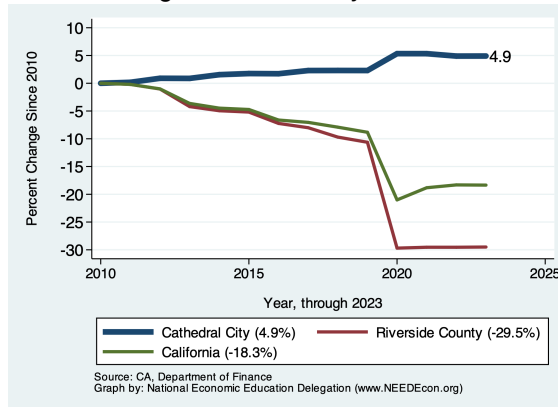
**Figure 46: Housing Growth**



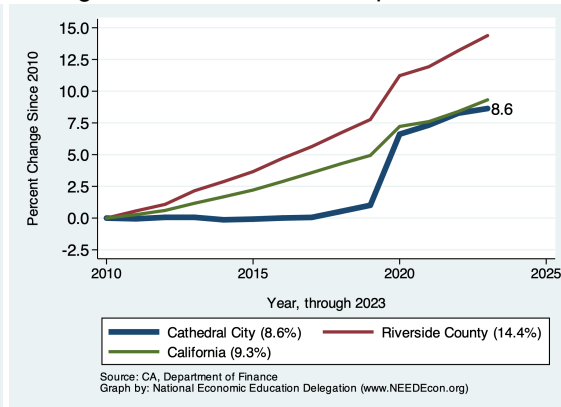
**Figure 47: Persons per Household**



**Figure 48: Vacancy Rates**



**Figure 49: Number of Occupanied Units**



## Trends in the Growth of Housing by Housing Type

Figure 50: Single Detached Homes

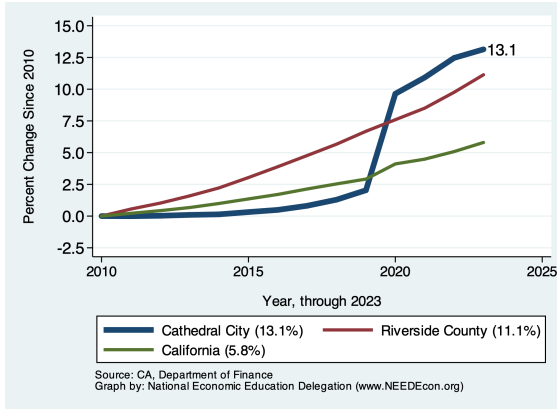


Figure 51: Single Attached Homes

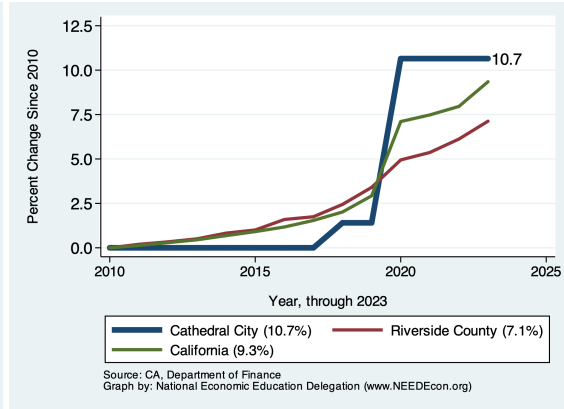


Figure 52: Housing in Buildings with Two to Four Units

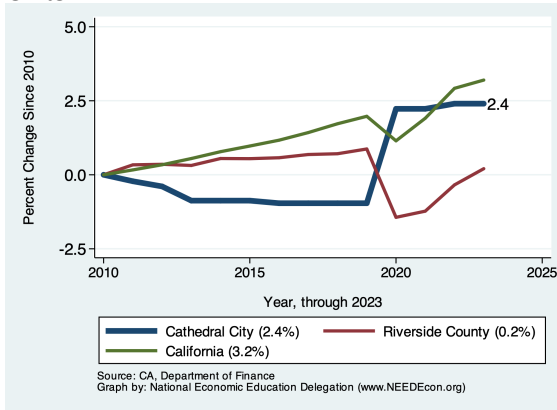
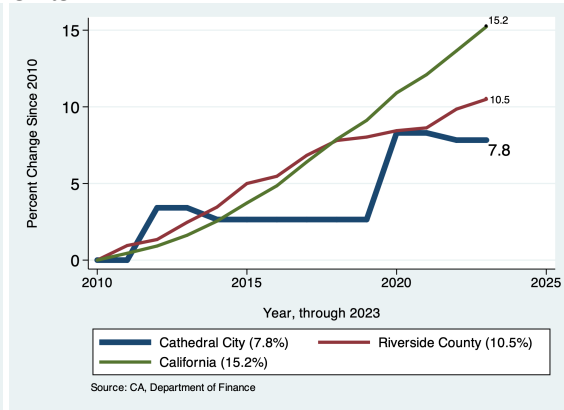


Figure 53: Housing in Buildings with Five or More Units



## Vintage of Residential Housing

### Why is it important?

This section provides evidence on the year in which residential housing in Cathedral City was built. We break it down into owned versus rented residences and provide a comparison across Riverside 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

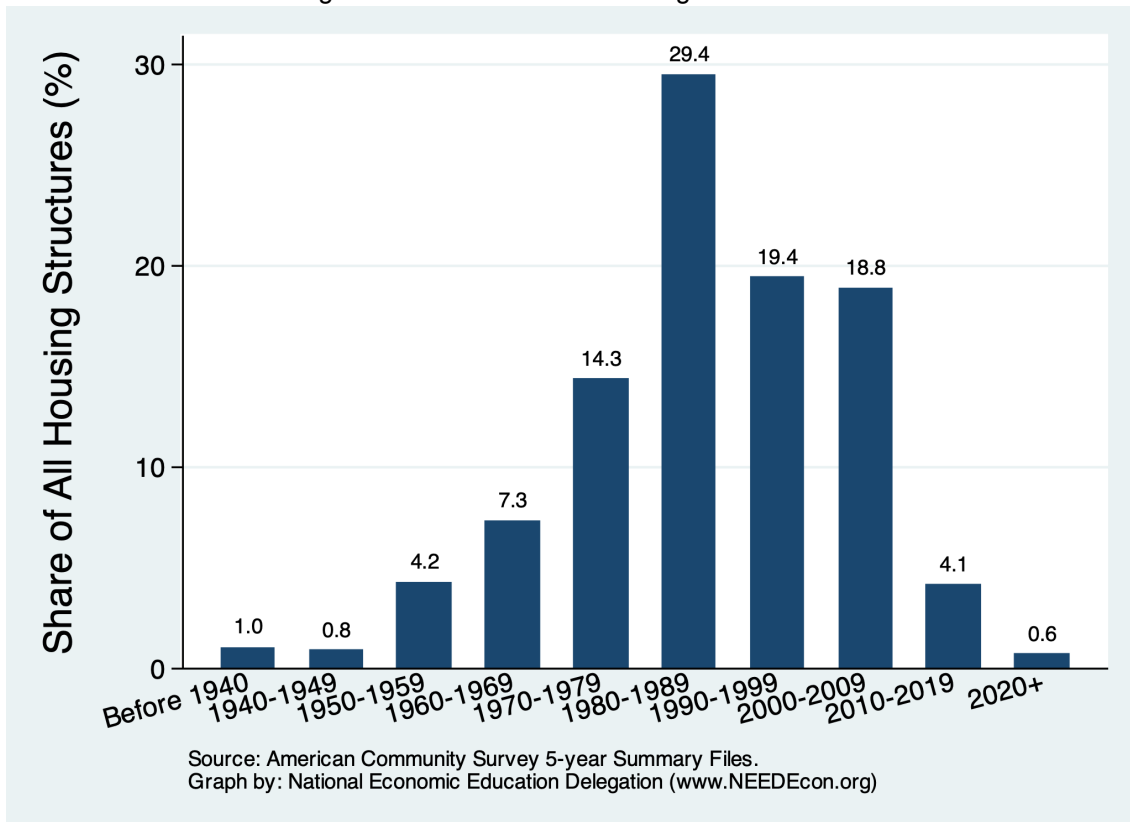


Figure 55: Housing Vintage across Regions

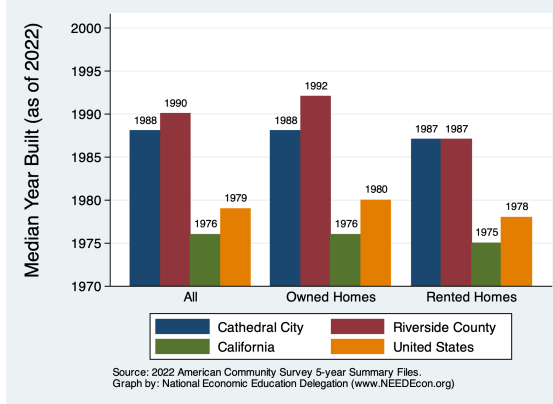


Figure 56: Housing Vintage by Tenure

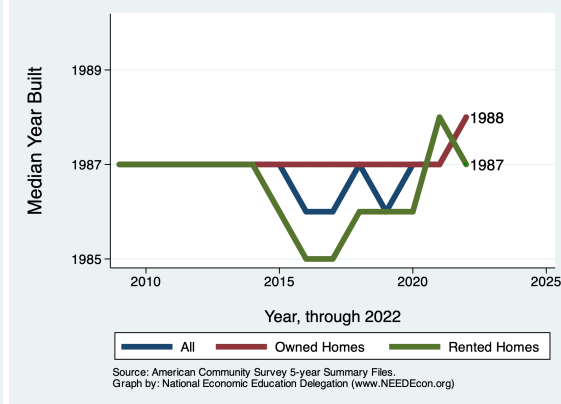


Figure 57: Vintage of Owned Residences

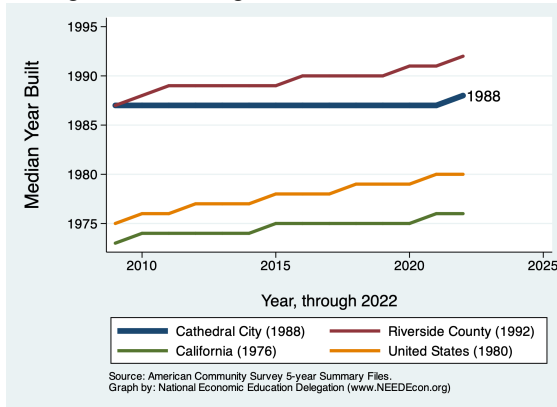


Figure 58: Vintage of Rented Residences

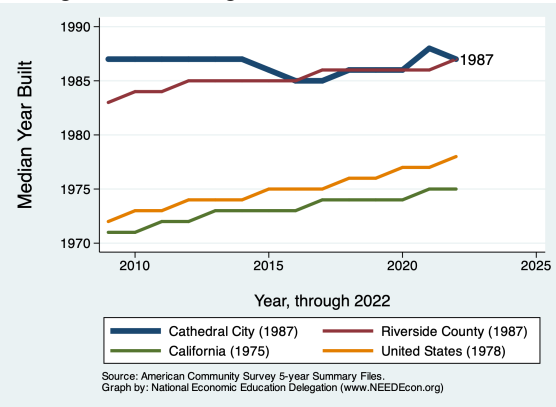
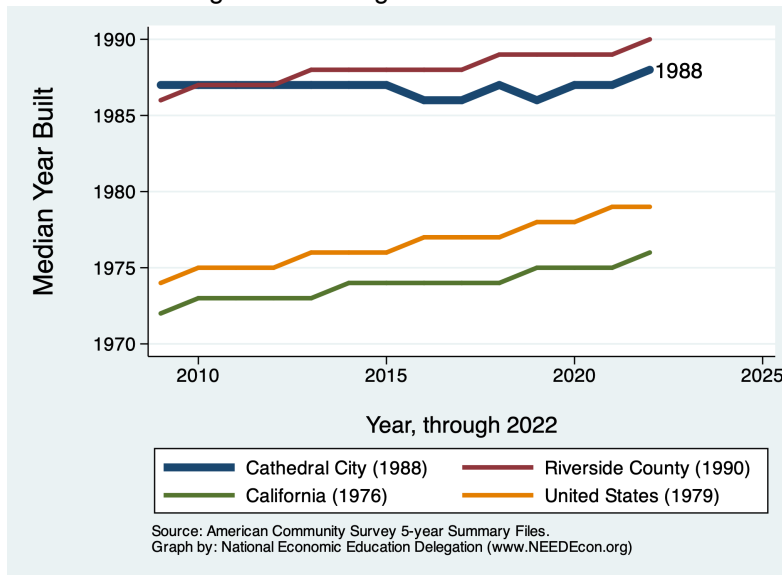


Figure 59: Vintage of All Residences



## 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

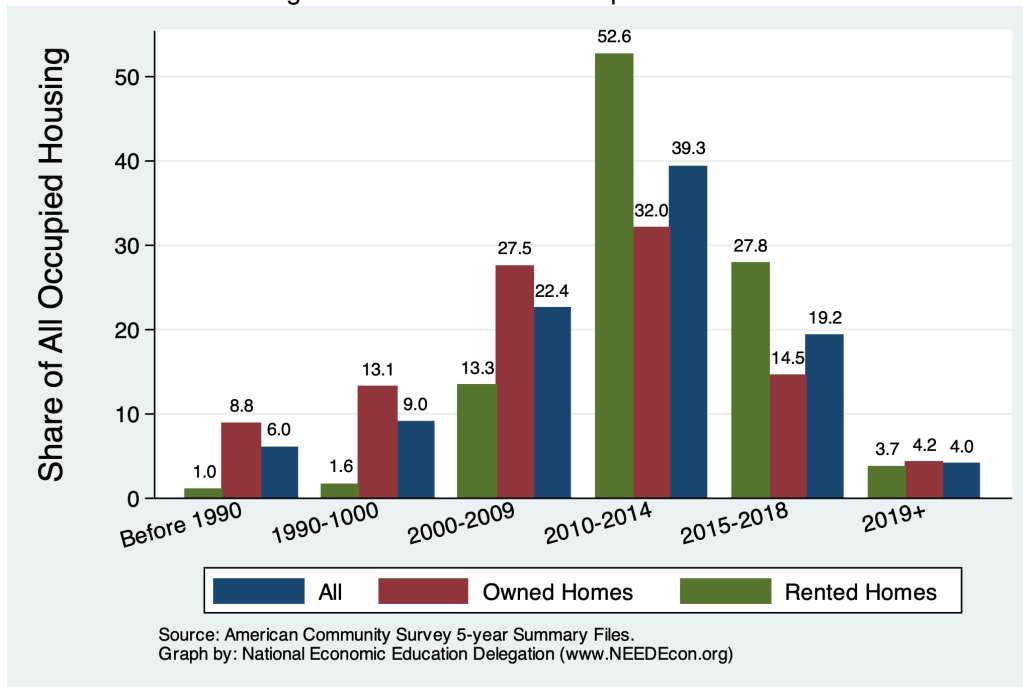


Figure 61: Year Occupied by Current Residents across Regions

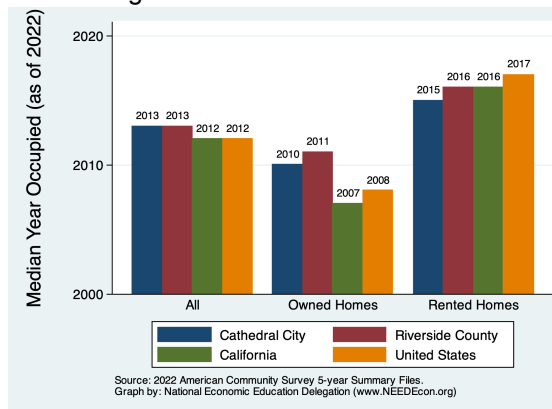


Figure 62: Year Occupied by Current Residents by Tenure

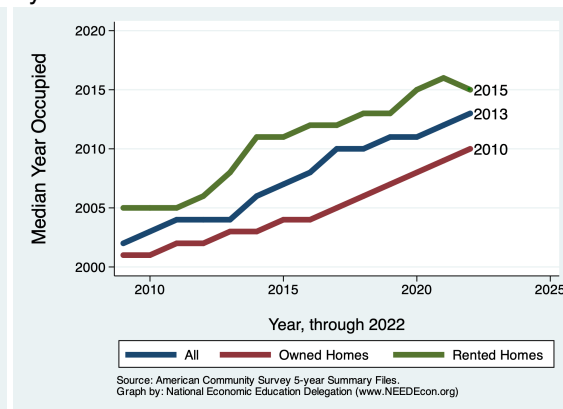


Figure 63: Year Occupied by Current Residents for Owned Housing

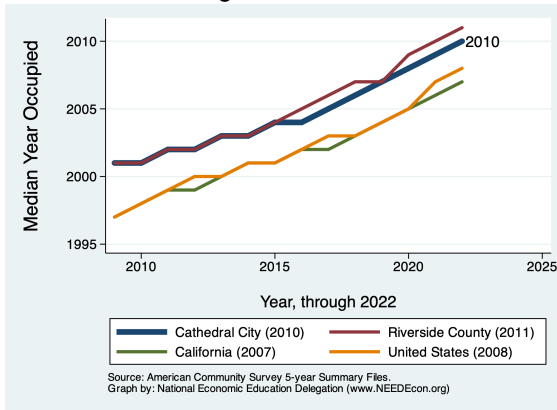


Figure 64: Year Occupied by Current Residents for Rented Housing

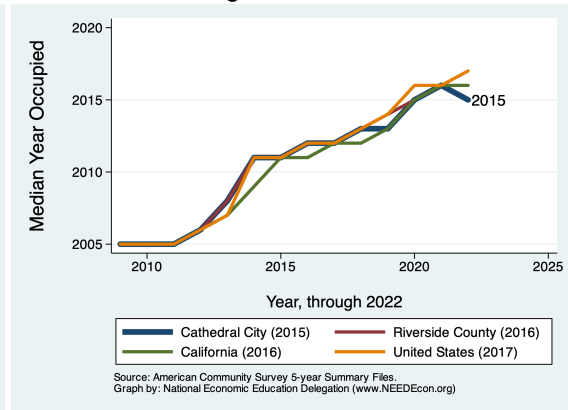
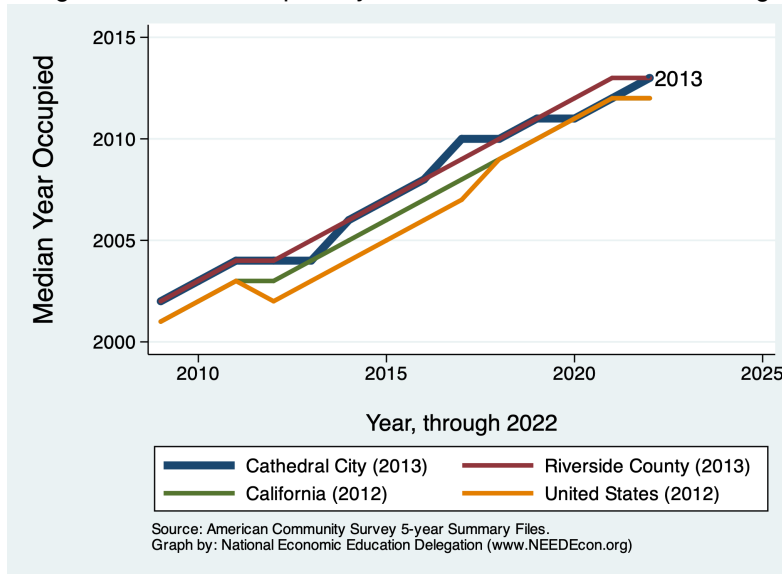


Figure 65: Year Occupied by Current Residents for All Housing



## Residential Permitting

### Definition:

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

### Cathedral City - Ranking Among Comparables

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

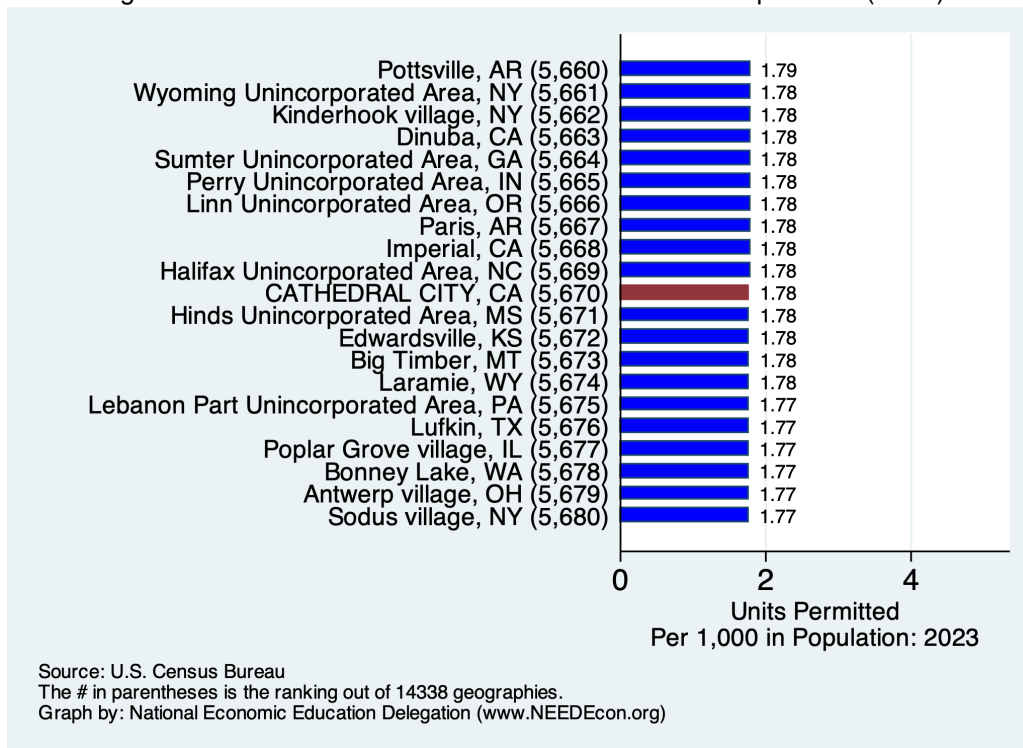
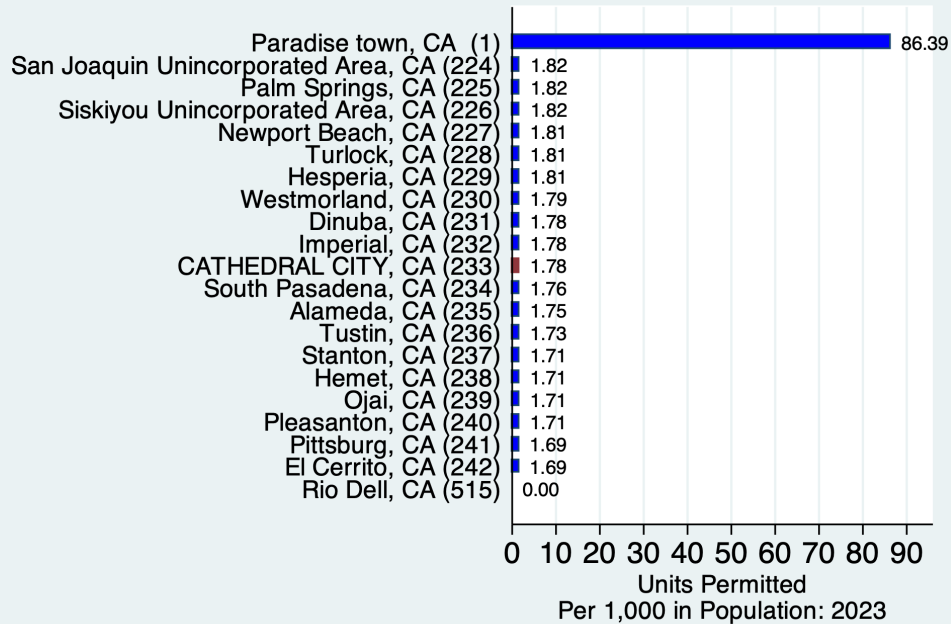


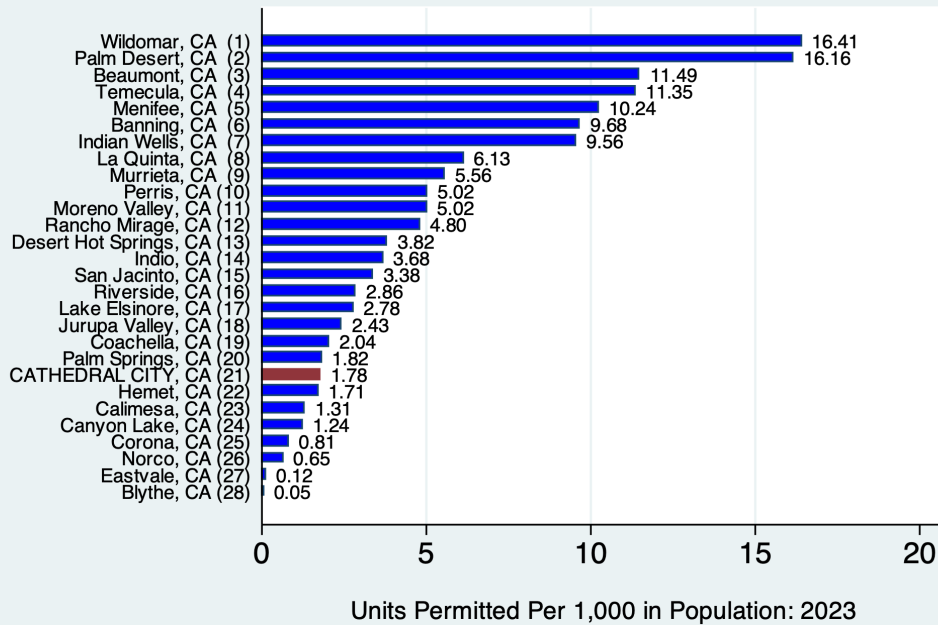


Figure 67: Number of Units Permitted - California Comparables (Rank)



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 Riverside County (Rank)



Source: U.S. Census Bureau,  
 The # in parentheses is the ranking out of 28 geographies.  
 Graph by: National Economic Education Delegation ([www.NEEDecon.org](http://www.NEEDecon.org))

## Cathedral City - Permitting Activity

### Annual Units Permitted - Per Capita in Cathedral City

Figure 69: Units Permitted Each Year

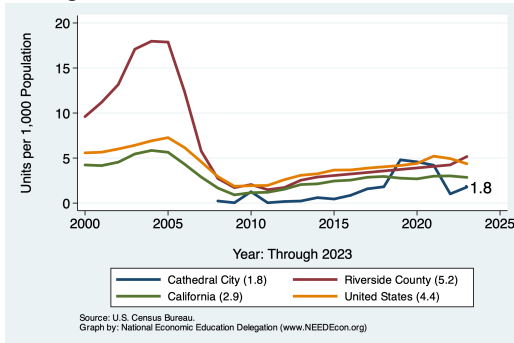
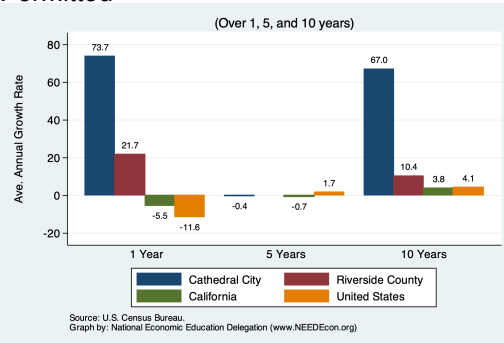


Figure 70: Average Annual Growth in Units Permitted



### Annual Number of Buildings Permitted - Per Capita in Cathedral City

Figure 71: Units Permitted Each Year

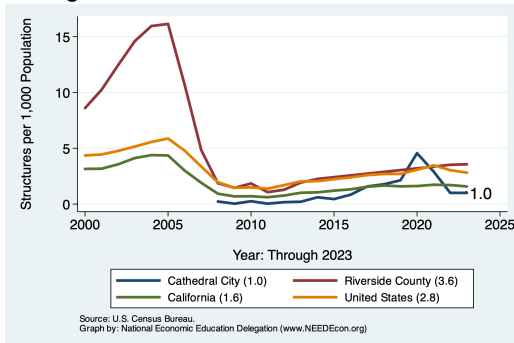
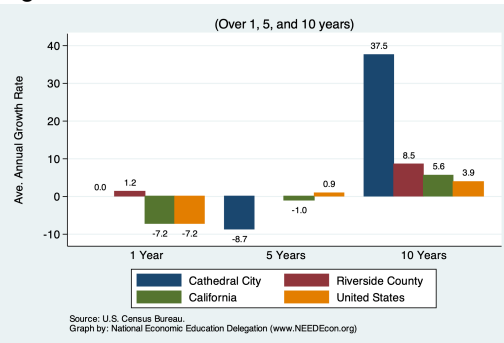


Figure 72: Average Annual Growth in Buildings Permitted



### Annual Value of Property Permitted - Per Capita in Cathedral City

Figure 73: Value Permitted Each Year

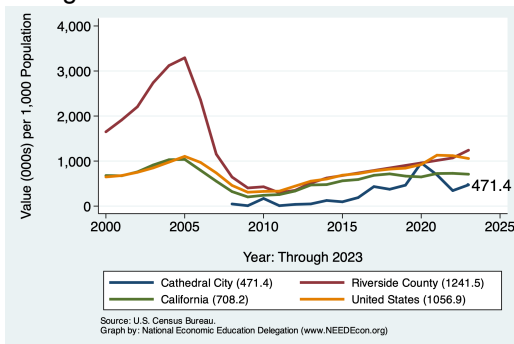
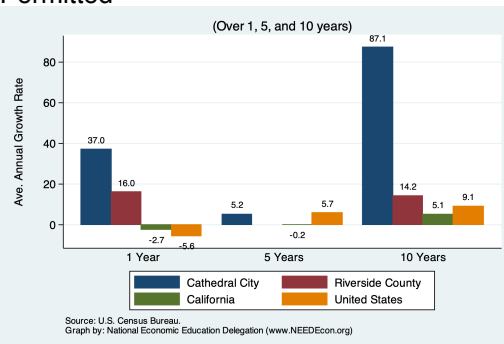


Figure 74: Average Annual Growth in Value Permitted



# 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

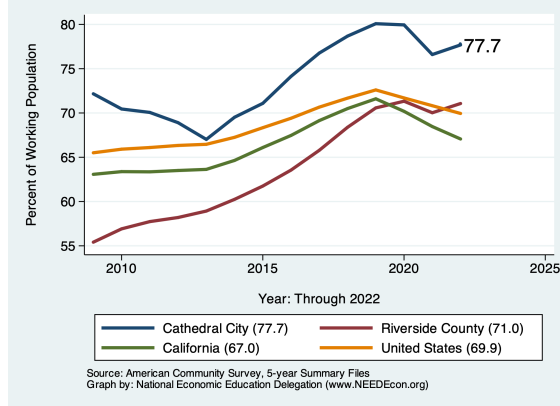


Figure 76: Percent of Workers Commuting by Carpool

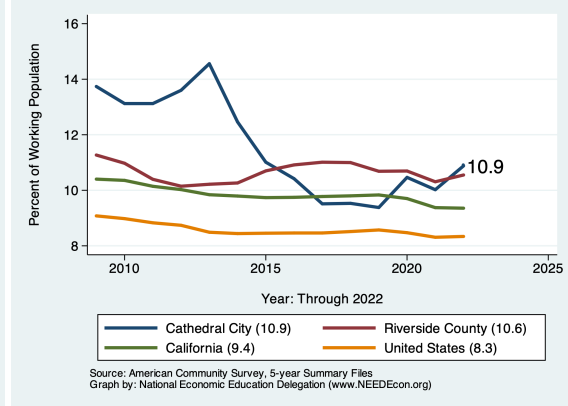


Figure 77: Percent of Workers using Public Transportation

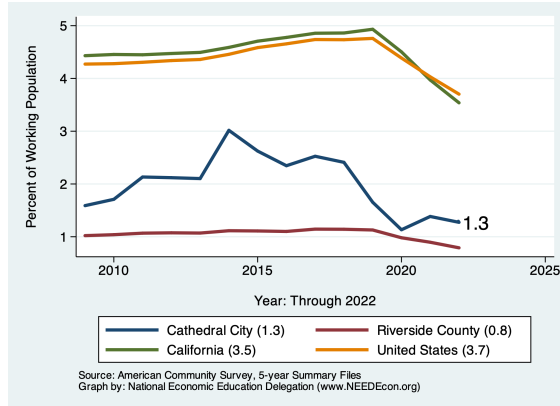
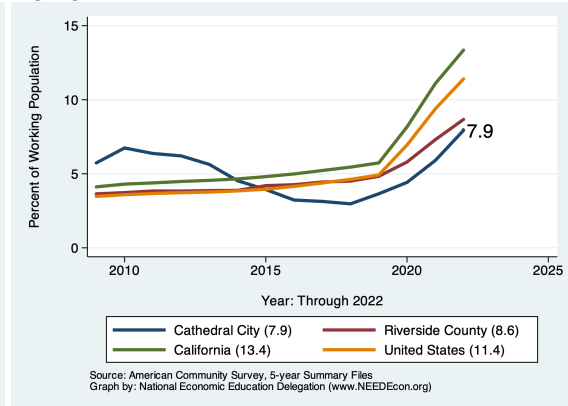


Figure 78: Percent of Workers Who Work From Home



The first table on this page presents data for those who LIVE in Cathedral City. The second provides data on those who work, but do not necessarily live in Cathedral City. 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:	11,730	88.6	8,996	88.5	20,726	88.6	78.0
Drove Alone	10,276	77.6	7,904	77.7	18,180	77.7	68.4
Carpooled:	1,454	11.0	1,092	10.7	2,546	10.9	9.5
In 2-person carpool	999	7.5	753	7.4	1,752	7.5	6.9
In 3-person carpool	334	2.5	195	1.9	529	2.3	1.5
In 4-or-more-person carpool	121	0.9	144	1.4	265	1.1	1.1
Public Transportation (excl Taxi):	195	1.5	103	1.0	298	1.3	3.6
Bus or Trolley Bus	195	1.5	103	1.0	298	1.3	2.3
Streetcar or Trolley Car	0	0.0	0	0.0	0	0.0	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	31	0.2	2	0.0	33	0.1	0.7
Walked	110	0.8	128	1.3	238	1.0	2.4
Taxicab, Motorcycle, or other	156	1.2	95	0.9	251	1.1	1.7
Worked at Home	1,012	7.6	844	8.3	1,856	7.9	13.6
<b>Total:</b>	<b>13,234</b>	<b>100.0</b>	<b>10,168</b>	<b>100.0</b>	<b>23,402</b>	<b>100.0</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:	7,819	86.2	5,020	80.8	12,839	84.0	78.0
Drove Alone	6,802	75.0	4,165	67.0	10,967	71.8	68.5
Carpooled:	1,017	11.2	855	13.8	1,872	12.2	9.5
In 2-person carpool	679	7.5	678	10.9	1,357	8.9	6.9
In 3-person carpool	265	2.9	91	1.5	356	2.3	1.5
In 4-or-more-person carpool	73	0.8	86	1.4	159	1.0	1.1
Public Transportation (excl Taxi):	48	0.5	136	2.2	184	1.2	3.6
Bus or Trolley Bus	48	0.5	136	2.2	184	1.2	2.3
Streetcar or Trolley Car	0	0.0	0	0.0	0	0.0	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	1	0.0	0	0.0	1	0.0	0.7
Walked	84	0.9	137	2.2	221	1.4	2.4
Taxicab, Motorcycle, or other	104	1.1	78	1.3	182	1.2	1.7
Worked at Home	1,012	11.2	844	13.6	1,856	12.1	13.6
<b>Total:</b>	<b>9,068</b>	<b>100.0</b>	<b>6,215</b>	<b>100.0</b>	<b>15,283</b>	<b>100.0</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.

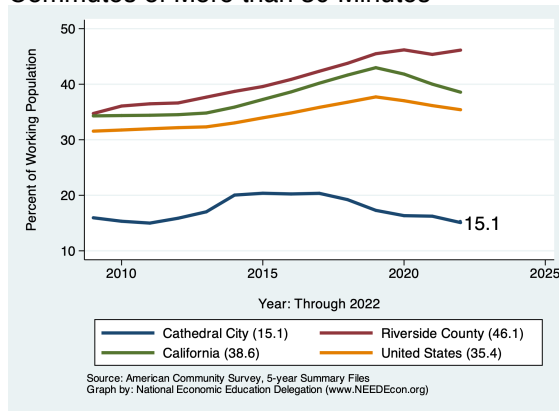
# Commute Times for Employed Residents

**Table 8. SEX OF WORKERS BY TRAVEL TIME TO WORK**

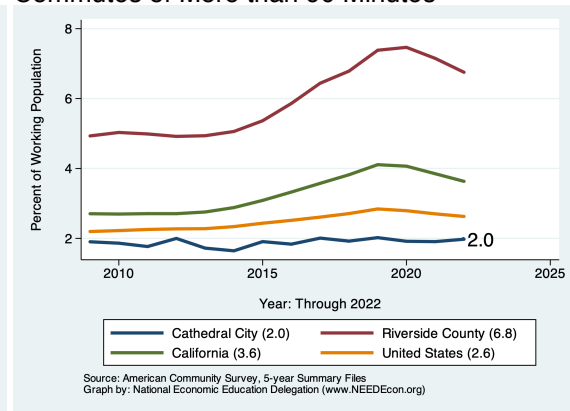
Mode of Transit	Male		Female		All Workers		All of CA (%)
	#	(%)	#	(%)	#	(%)	
Less than 5 minutes	243	1.9	210	2.3	453	2.1	2.0
5 to 9 minutes	738	5.8	863	9.2	1,601	7.3	7.5
10 to 14 minutes	2,405	19.0	1,814	19.4	4,219	19.2	12.2
15 to 19 minutes	3,055	24.1	2,162	23.2	5,217	23.7	15.0
20 to 24 minutes	2,813	22.2	2,321	24.9	5,134	23.3	14.3
25 to 29 minutes	908	7.2	692	7.4	1,600	7.3	6.3
30 to 34 minutes	1,036	8.2	683	7.3	1,719	7.8	15.0
35 to 39 minutes	131	1.0	118	1.3	249	1.1	2.9
40 to 44 minutes	76	0.6	76	0.8	152	0.7	4.3
45 to 59 minutes	245	1.9	81	0.9	326	1.5	8.6
60 to 89 minutes	309	2.4	132	1.4	441	2.0	7.9
90 or more minutes	263	2.1	172	1.8	435	2.0	4.0
<b>Total:</b>	<b>12,222</b>	<b>96.3</b>	<b>9,324</b>	<b>99.9</b>	<b>21,546</b>	<b>97.8</b>	

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

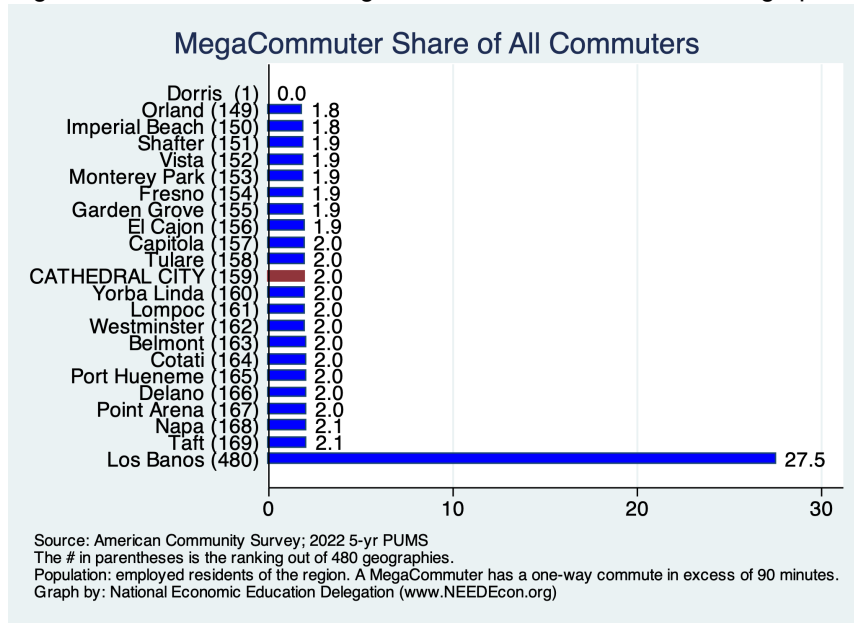
**Figure 79: Percent of Employed Population With Commutes of More than 30 Minutes**



**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	142	1.8	231	4.3	373	2.8	2.0
5 to 9 minutes	452	5.6	646	12.0	1,098	8.2	7.5
10 to 14 minutes	971	12.1	997	18.6	1,968	14.7	12.2
15 to 19 minutes	1,808	22.4	785	14.6	2,593	19.3	15.0
20 to 24 minutes	1,456	18.1	824	15.3	2,280	17.0	14.3
25 to 29 minutes	319	4.0	481	9.0	800	6.0	6.3
30 to 34 minutes	1,224	15.2	550	10.2	1,774	13.2	15.0
35 to 39 minutes	106	1.3	187	3.5	293	2.2	2.9
40 to 44 minutes	327	4.1	14	0.3	341	2.5	4.3
45 to 59 minutes	485	6.0	333	6.2	818	6.1	8.6
60 to 89 minutes	459	5.7	213	4.0	672	5.0	7.9
90 or more minutes	307	3.8	110	2.0	417	3.1	4.0
<b>Total:</b>	<b>8,056</b>	<b>100.0</b>	<b>5,371</b>	<b>100.0</b>	<b>13,427</b>	<b>100.0</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.

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

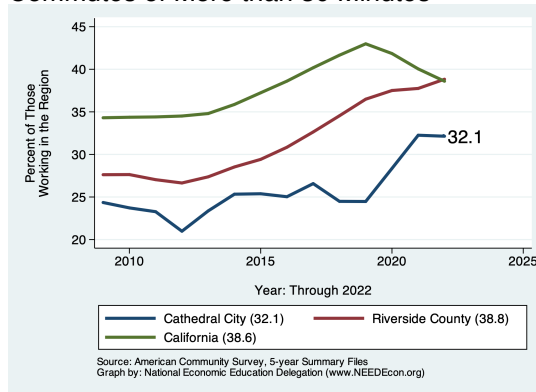


Figure 83: Percent of Local Employees With Commutes of More than 90 Minutes

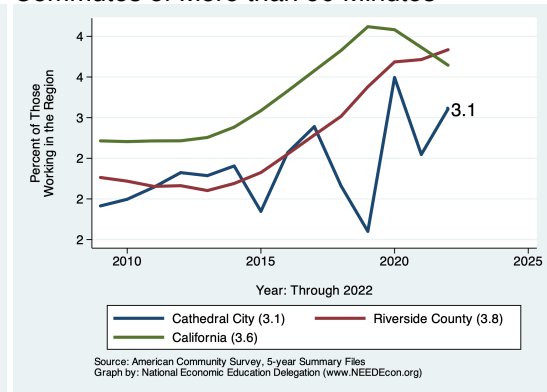
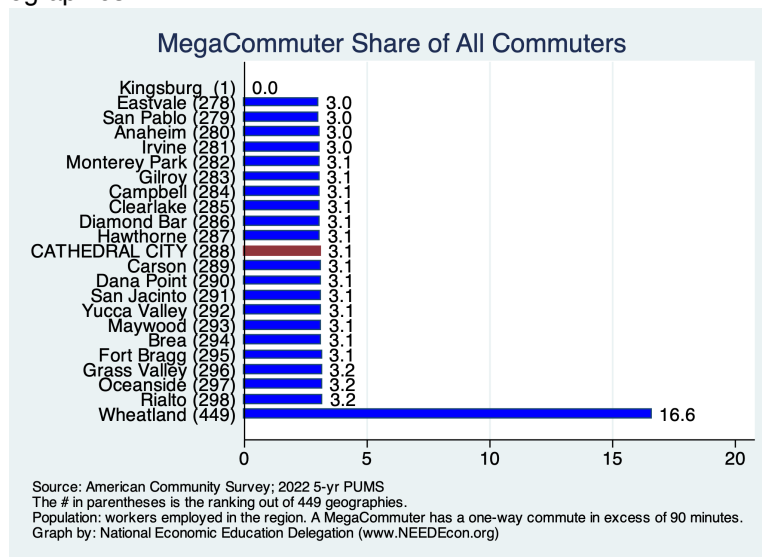


Figure 84: Rank: Share of MegaCommuters Across Similar Geographies



## Place of Work

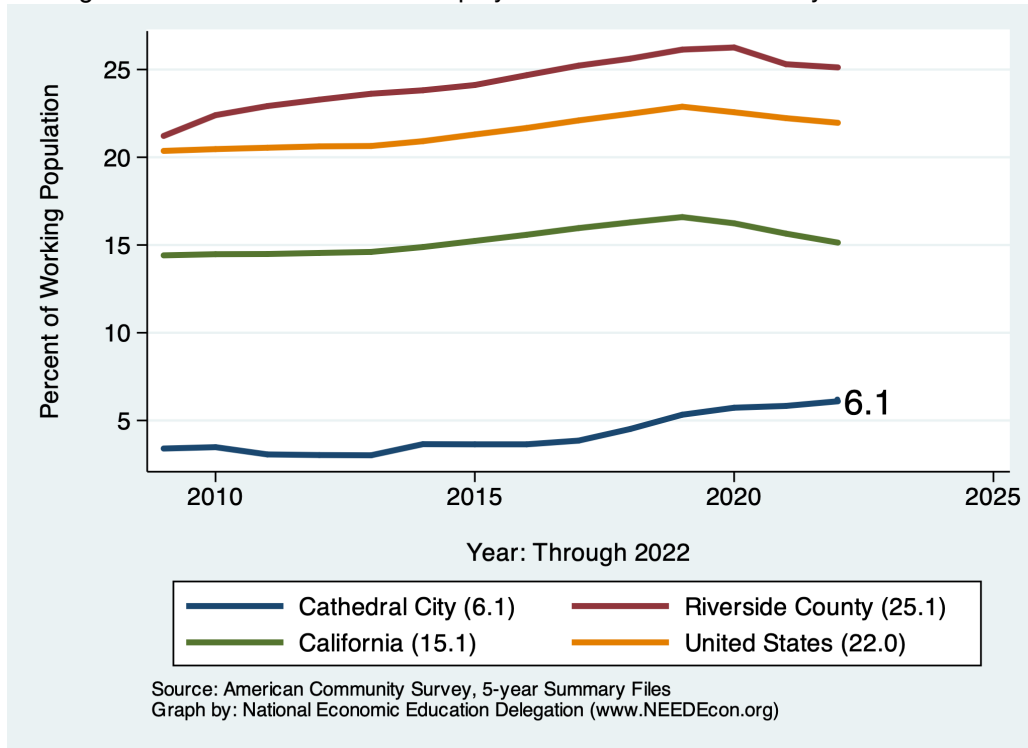
This section provides evidence on where workers living in Cathedral City work. As evidenced in the first table, some of Cathedral City’s employed workers work in the City, but many do not. The first table and graph pair provide evidence at the county level while the second provide evidence with regard to working outside of the Cathedral City 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:	13,188	99.7	10,164	100.0	23,352	99.8	99.6
Worked in county of residence	12,215	92.3	9,711	95.5	21,926	93.7	84.1
worked outside of county of residence	973	7.4	453	4.5	1,426	6.1	15.4
Worked outside state of residence	46	0.3	4	0.0	50	0.2	0.4
<b>Total:</b>	13,234	100.0	10,168	100.0	23,402	100.0	

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

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

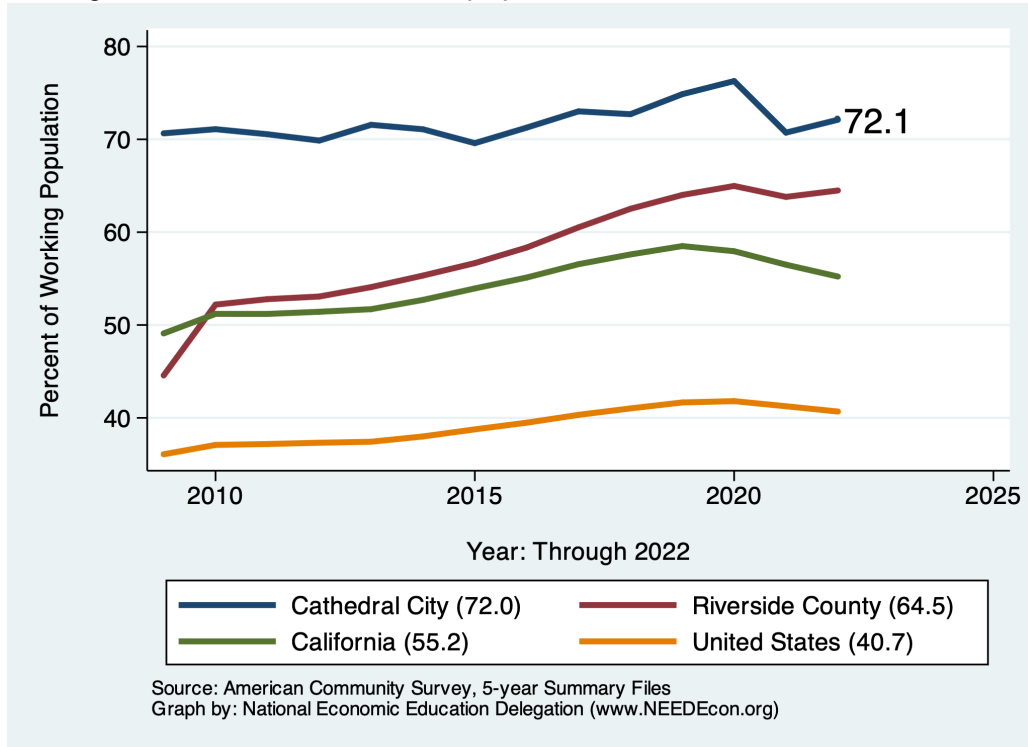


**Table 11. SEX OF WORKERS BY PLACE OF WORK-PLACE LEVEL**

Place of Work	Male		Female		All Workers		All of CA (%)
	#	(%)	#	(%)	#	(%)	
Living in a place:	13,234	100.0	10,168	100.0	23,402	100.0	95.9
Worked in place of residence	3,897	29.4	2,630	25.9	6,527	27.9	39.5
Worked outside place of residence	9,337	70.6	7,538	74.1	16,875	72.1	56.4
Not living in a place	0	0.0	0	0.0	0	0.0	4.1
<b>Total:</b>	13,234	100.0	10,168	100.0	23,402	100.0	

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	36,124	48,566	101.9	46,171	101.3
Car, truck, or van - carpooled	30,345	36,463	114.0	34,487	113.9
Public transportation (excluding taxicab)	11,413	40,179	38.9	45,100	32.8
Walked		29,366		27,142	
Taxicab, motorcycle, bicycle, or other means	44,038	40,433	149.1	36,140	157.8
Worked from home	55,551	75,153	101.2	67,180	107.1
<b>Total:</b>	35,598	48,747	73.0	46,099	77.2

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	5,314	48.6	6,029	81.6	3,399	75.2	18,180	77.7	68.4
Car, Truck, or Van: Carpooled	990	9.0	752	10.2	395	8.7	2,546	10.9	9.5
Public Transportation (excl Taxi)	235	2.1	50	0.7	0	0.0	298	1.3	3.6
Walked	121	1.1	70	0.9	3	0.1	238	1.0	2.4
Taxicab, Motorcycle, or other	113	1.0	105	1.4	53	1.2	284	1.2	2.4
Worked at Home	726	6.6	385	5.2	668	14.8	1,856	7.9	13.6
<b>Total:</b>	7,499	68.5	7,391		4,518		23,402		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	3,330	57.0	3,172	76.1	2,395	74.5	10,967	71.8	68.5
Car, Truck, or Van: Carpooled	866	14.8	420	10.1	133	4.1	1,872	12.2	9.5
Public Transportation (excl Taxi)	121	2.1	48	1.2	0	0.0	184	1.2	3.6
Walked	92	1.6	93	2.2	0	0.0	221	1.4	2.4
Taxicab, Motorcycle, or other	83	1.4	49	1.2	20	0.6	183	1.2	2.4
Worked at Home	726	12.4	385	9.2	668	20.8	1,856	12.1	13.6
<b>Total:</b>	5,218	89.3	4,167		3,216		15,283		

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	1,269	44.2	1,138	43.5	15,773	78.6	18,180	77.7	68.7
Car, Truck, or Van: Carpooled	293	10.2	151	5.8	2,102	10.5	2,546	10.9	9.5
Public Transportation (excl Taxi)	107	3.7	11	0.4	180	0.9	298	1.3	3.6
Walked	85	3.0	30	1.1	123	0.6	238	1.0	2.1
Taxicab, Motorcycle, or other	48	1.7	20	0.8	216	1.1	284	1.2	2.4
Worked at Home	67	2.3	119	4.5	1,670	8.3	1,856	7.9	13.6
<b>Total:</b>	1,869	65.1	1,469	56.1	20,064		23,402		

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	612	36.7	1,085	70.9	9,270	72.7	10,967	71.8	68.7
Car, Truck, or Van: Carpooled	125	7.5	261	17.0	1,476	11.6	1,862	12.2	9.5
Public Transportation (excl Taxi)	96	5.8	0	0.0	88	0.7	184	1.2	3.6
Walked	52	3.1	40	2.6	129	1.0	221	1.4	2.1
Taxicab, Motorcycle, or other	39	2.3	26	1.7	118	0.9	183	1.2	2.4
Worked at Home	67	4.0	119	7.8	1,670	13.1	1,856	12.2	13.6
<b>Total:</b>	991	59.5	1,531		12,751		15,273		

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 Cathedral City is a net recipient (migration inflows) or donor (migration outflows) of population is very

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

Figure 87: Overall Movements of Residents

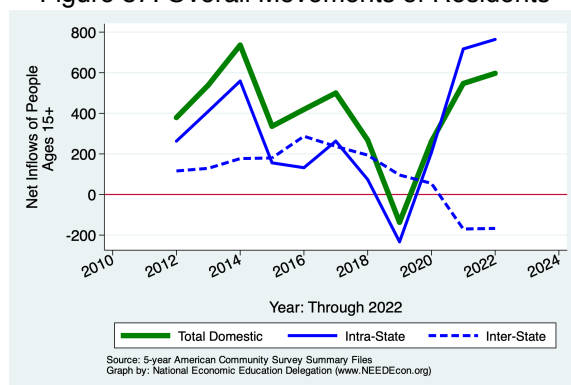


Table 17: Migration by Income

Category	Population	Net Inflows				
		All Migration	Same State		Across States	From Abroad
			W/in County	Between Counties		
No income	7,401	112	-11	-70	13	180
With income	36,130	875	-8	853	-180	210
\$1 to \$9,999 or less	4,285	181	11	92	67	11
\$10,000 to \$14,999	3,731	119	118	25	-42	18
\$15,000 to \$24,999	6,144	-15	-27	106	-109	15
\$25,000 to \$34,999	5,706	132	154	64	-100	14
\$35,000 to \$49,999	5,304	-132	-162	117	-111	24
\$50,000 to \$64,999	3,393	449	22	300	55	72
\$65,000 to \$74,999	1,403	85	-39	73	37	14
\$75,000 or more	6,164	56	-85	76	23	42
<b>All:</b>	<b>43,531</b>	<b>987</b>	<b>-19</b>	<b>783</b>	<b>-167</b>	<b>390</b>

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

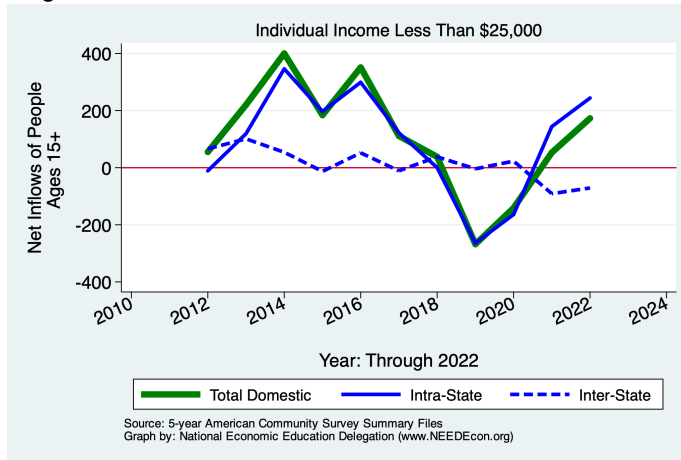


Figure 89: Overall Movements of Middle Income Residents

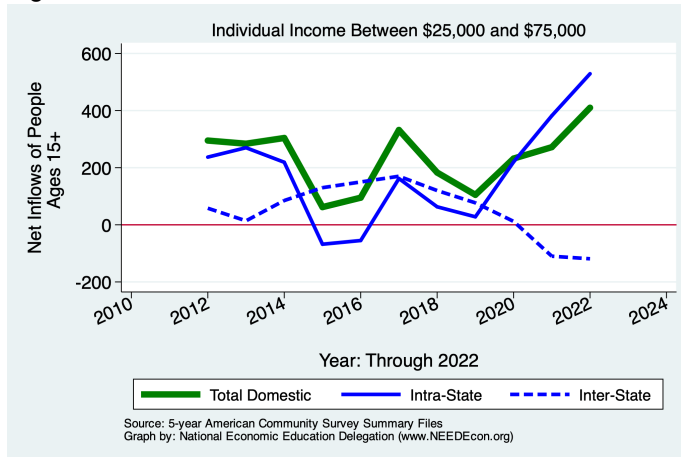
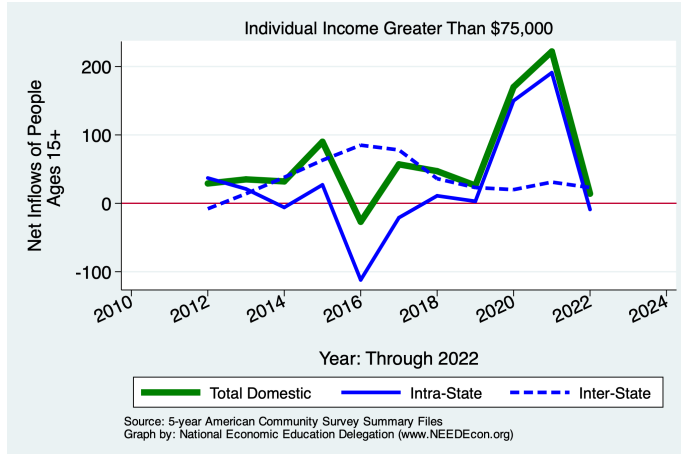


Figure 90: Overall Movements of High Income Residents



## Demographics of Migration Flows

**Table 18: Migration by Marital Status**

Category	Population	Net Inflows				
		All Migration	Same State			From Abroad
			W/in County	Between Counties	Across States	
Never married	15,861	208	-61	201	-94	162
Now married, except separated	19,873	508	23	320	0	165
Divorced	4,651	275	6	264	-48	53
Separated	868	115	59	35	21	0
Widowed	2,278	-119	-46	-37	-46	10
<b>Total:</b>	43,531	987	-19	783	-167	390

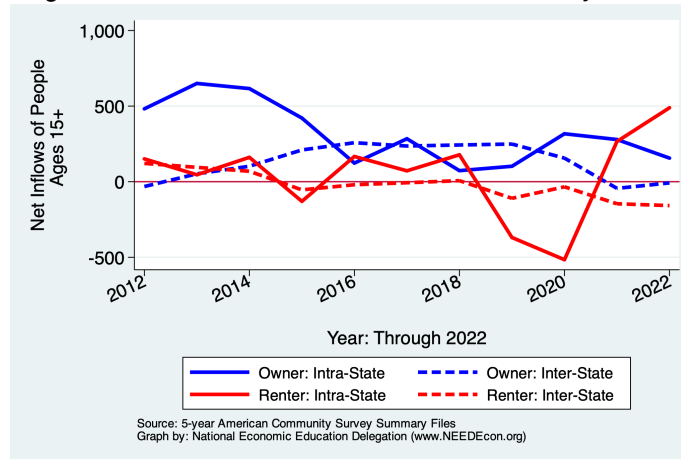
Source: 2022 5-year American Community Survey, Summary File

**Table 19: Migration by Tenure**

Category	Population	Net Inflows				
		All Migration	Same State			From Abroad
			W/in County	Between Counties	Across States	
Householder lived in owner-occupied housing units	32,135	428	-361	517	-8	280
Householder lived in renter-occupied housing units	18,905	440	217	272	-158	109
<b>Total:</b>	51,040	868	-144	789	-166	389

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	Across States		
1 to 4 years	2,184	-125	-98	0	-27	0	
5 to 17 years	7,908	-34	-50	7	5	4	
18 and 19 years	1,432	2	-11	-35	-46	94	
20 to 24 years	3,350	-11	14	-17	-15	7	
25 to 29 years	3,020	-98	-214	104	-38	50	
30 to 34 years	3,590	174	128	109	-63	0	
35 to 39 years	3,644	77	27	3	37	10	
40 to 44 years	2,951	-11	-44	32	-1	2	
45 to 49 years	2,741	72	67	-11	16	0	
50 to 54 years	3,602	-107	-124	72	-65	10	
55 to 59 years	3,874	316	-12	259	21	48	
60 to 64 years	3,941	253	95	100	5	53	
65 to 69 years	2,926	321	36	166	57	62	
70 to 74 years	2,190	58	8	32	0	18	
75 years and over	4,218	-74	-1	-34	-75	36	
<b>Total Population:</b>	51,571	813	-179	787	-189	394	

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	7,094	154	89	-25	31	59
High school graduate (includes equiv)	10,311	237	172	168	-128	25
Some college or assoc. degree	9,766	-31	-331	371	-110	39
Bachelor's degree	5,684	217	-50	185	23	59
Graduate or professional degree	3,842	404	86	133	78	107
<b>Total:</b>	36,697	981	-34	832	-106	289

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	31,821	31,821
Moved Within Same County	26,747	36,618
Moved to Different County, Same State	43,015	30,000
Moved Between States	55,388	30,794
Moved from Abroad	56,250	
<b>Total Population:</b>	31,952	31,943

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	40.6	40.6
Moved Within Same County	37.1	31.3
Moved to Different County, Same State	55.1	38.4
Moved Between States	59.0	49.7
Moved from Abroad	57.5	
<b>Total Population:</b>	40.7	40.3

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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