

Elk Grove, California

Indicators Report

by
The National Economic Education Delegation (NEED)

May 7, 2024

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

This report was produced by the:

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

Executive Summary

Assessing the City with Indicators

About this Report

This report provides background or summary information for the city of Elk Grove (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 Elk Grove. These indicators are compared to Sacramento 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 Elk Grove 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 Elk Grove 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 Elk Grove, 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 Elk Grove, but do not necessarily live in Elk Grove.
- **Migration:** Population changes comes primarily through organic causes: births and deaths. Migration between regions also plays a significant role in population growth. A final section of the report provides evidence on migration into and out of the City.

Contents

Executive Summary	1
Assessing the City with Indicators	1
Demographics	3
A Demographic Snapshot	3
Current Population	4
Employment Report	7
Citywide Employment and Unemployment	7
County Employment by Industry	10
Some Employee Detail	11
Income and Earnings	17
Per Capita Personal Income Growth	17
Poverty and Inequality	21
Housing	23
Housing Costs and Affordability	23
Housing Picture	27
Vintage of Residential Housing	29
Occupation of Residential Housing	31
Residential Permitting	33
Commute Patterns	36
Mode of Transportation	36
Commute Times for Employed Residents	38
Commute Times for Those Employed in the City	39
Place of Work	40
Commute Mode by Income	42
Commute Mode by Poverty Status	43
Migration	44
Overall Migration Flows	44
Demographics of Migration Flows	46
References and Sources	48

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 Elk Grove's population are fundamental indicators of the city's growth potential.

A Demographic Snapshot

Statistic	2022	2019
POPULATION		
Population Estimate (#, 5yr)	176,105.0	170,825.0
Veterans (#, 5yr)	7,143.0	8,175.0
Foreign born persons (% , 5yr)	25.3	24.1
Population age 25+ (#, 5yr)	116,694.0	111,985.0
AGE AND SEX		
Persons under 5 years (% , 5yr)	5.7	6.1
Persons under 18 years (% , 5yr)	25.9	25.9
Persons 65 years and over (% , 5yr)	13.3	12.6
Female persons (% , 5yr)	51.2	51.9
INCOME AND POVERTY		
Median household income (\$, 5yr)	115,864.0	93,780.0
Per capita income in past 12 months (\$, 5yr)	42,764.0	36,069.0
Persons in poverty (% , 5yr)	8.8	8.1
Children age less than 18 in poverty (#, 5yr)	5,064.0	4,003.0
Children age less than 18 in poverty (% , 5yr)	11.2	9.2
RACE AND ETHNICITY		
White alone (% , 5yr)	37.5	45.2
African American alone (% , 5yr)	11.2	11.5
American Indian or Alaska Native alone (% , 5yr)	0.5	0.6
Asian alone (% , 5yr)	30.5	28.8
Native Hawaiian and Other Pacific Islander alone (% , 5yr)	1.5	1.8
Two or More Races (% , 5yr)	12.9	8.2
Hispanic or Latino (% , 5yr)	18.9	18.5
White alone, not Hispanic or Latino (% , 5yr)	31.5	34.1
HOUSING		
Housing units (#, 5yr)	56,057.0	54,635.0
Owner-occupied housing units (% , 5yr)	73.8	74.9
Median value of owner-occupied housing units (\$, 5yr)	560,500.0	406,300.0
Median selected monthly owner costs-with a mortgage (\$, 5yr)	2,568.0	2,188.0
Median selected monthly owner costs-without a mortgage (\$, 5yr)	786.0	650.0
Median gross rent (\$, 5yr)	2,076.0	1,695.0
FAMILIES AND LIVING ARRANGEMENTS		
Households (#, 5yr)	54,813.0	53,182.0
Persons per household (#, 5yr)	3.2	3.2
Living in same house 1 year ago, % of persons age 1+ (5yr)	88.9	87.9
EDUCATION		
High school graduate or higher, % of persons age 25+ (5yr)	90.7	90.5
Bachelor's degree or higher, % of persons age 25+ (5yr)	37.0	36.9
HEALTH		
With a disability, under age 65 years (#, 5yr)	10,177.0	9,515.0
Persons without health insurance, under age 65 years (% , 5yr)	2.5	2.4
LABOR FORCE		
In civilian labor force, persons age 16+ (% , 5yr)	65.2	63.9
In civilian labor force, women age 16+ (% , 5yr)	60.8	59.1
Employed, persons age 16+ (% , 5yr)	59.1	58.3
Self employed (% , 5yr)	9.0	7.8
TRANSPORTATION		
Mean travel time to work, workers age 16+ (Mins., 5yr)	27.7	31.2
Drive alone in private vehicle (% , 5yr)	69.6	78.6
Using public transportation (% , 5yr)	2.2	3.7
Worked from home (% , 5yr)	16.7	5.9

Source: American Community Survey, Summary Files

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

Current Population

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

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

Region	2024 Population	% Change		
		1 Year	3 Year	5 Year
City				
Elk Grove	177,005	0.22	0.55	2.70
County and Broader Regions				
Sacramento County	1,572,453	-0.06	1.24	2.76
North Central Valley	3,831,488	-0.02	0.99	2.03
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	2023	2024	% Change		
			Local	North Central Valley	California
Sacramento County	1,573.4	1,572.5	-0.06	-0.02	-0.35
Sacramento	517.0	518.2	0.23		
Elk Grove	176.6	177.0	0.22		
Citrus Heights	86.2	85.8	-0.37		
Folsom	84.4	85.5	1.26		
Rancho Cordova	80.2	81.1	1.20		
Galt	25.2	25.6	1.48		
Isleton	0.8	0.8	-0.91		

Source: CA DOF; Calculations by National Economic Education Delegation

Figure 1: Population Growth (1)

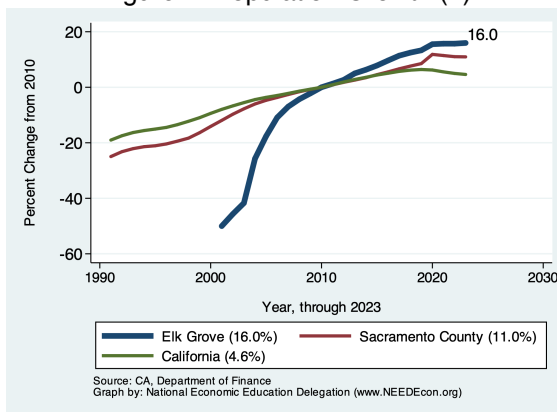


Figure 2: Population Growth (2)

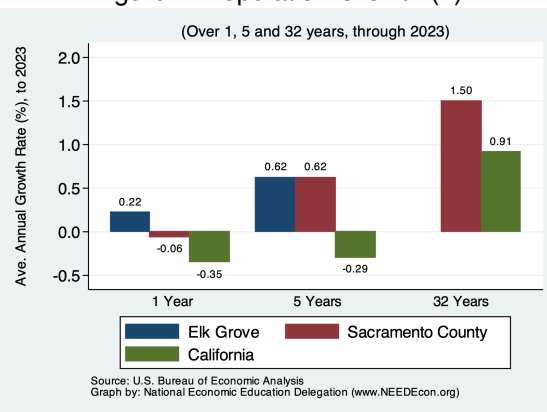


Figure 3: Population by Age - Detailed Age Categories

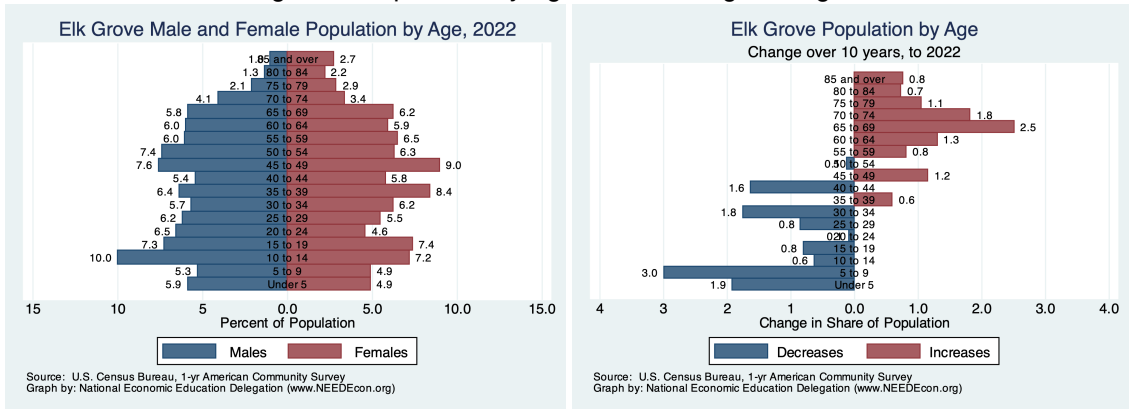


Figure 4: Population by Age - Broad Age Categories

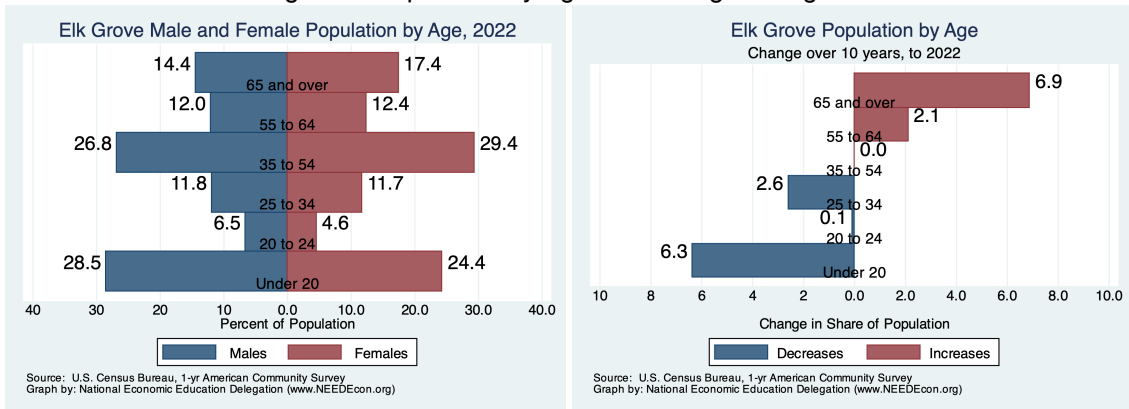


Figure 5: Population by Educational Attainment

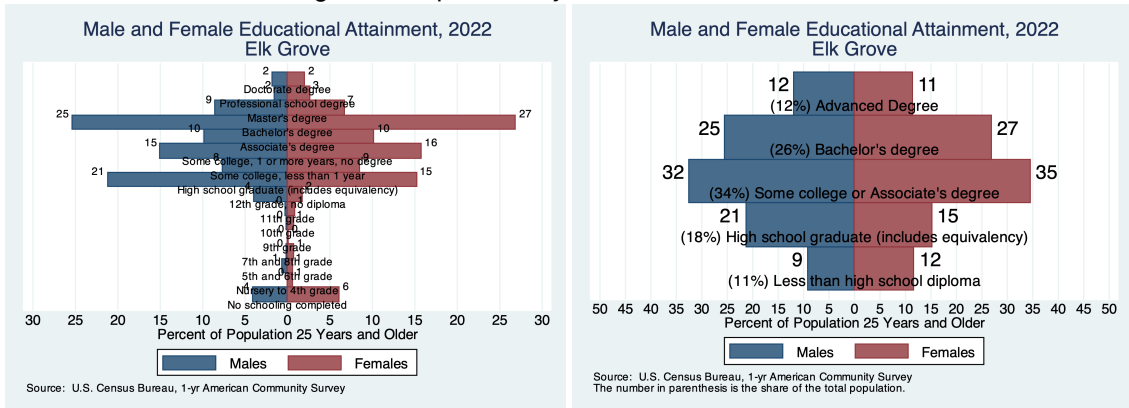


Figure 6: Population by Race/Ethnicity

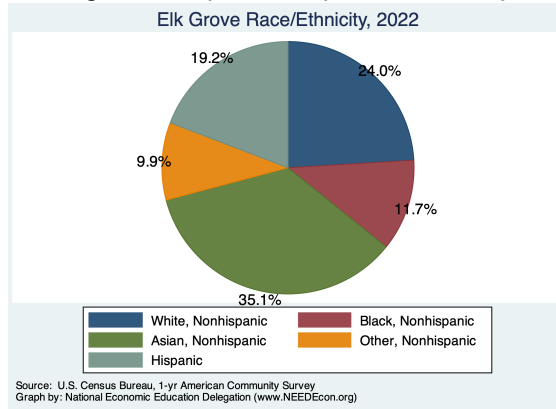


Figure 7: Population by Race/Ethnicity Over Time

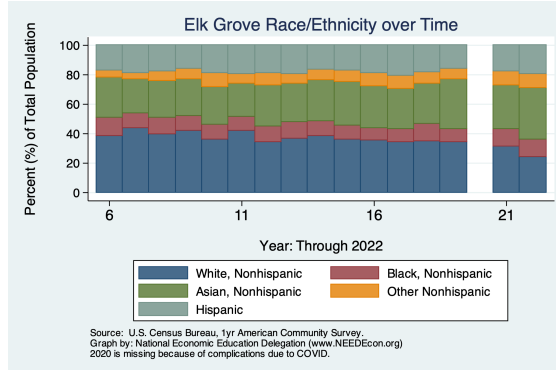
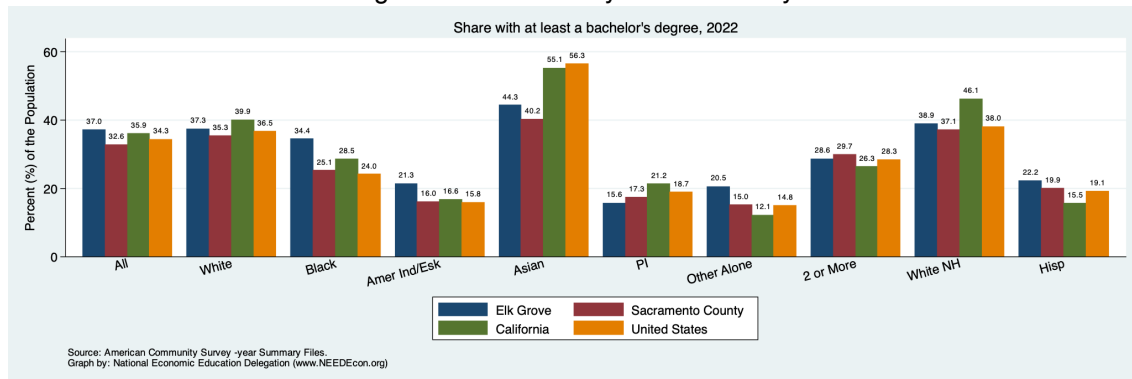


Figure 8: Education by Race/Ethnicity



Employment Report

Citywide Employment and Unemployment

Definition:

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

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

Why is it important?

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

Table 3. Elk Grove 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 9: Historical Employment and Unemployment

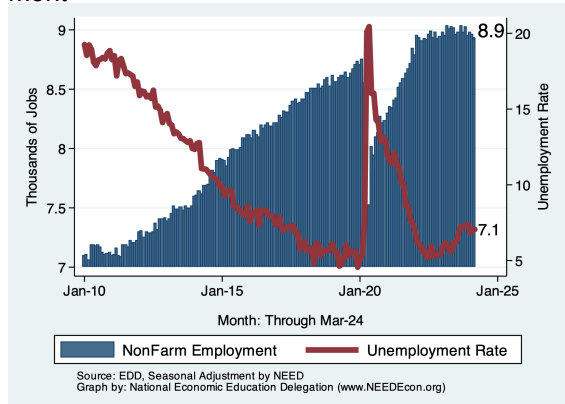


Figure 10: Employment and Unemployment - Last 12 Months

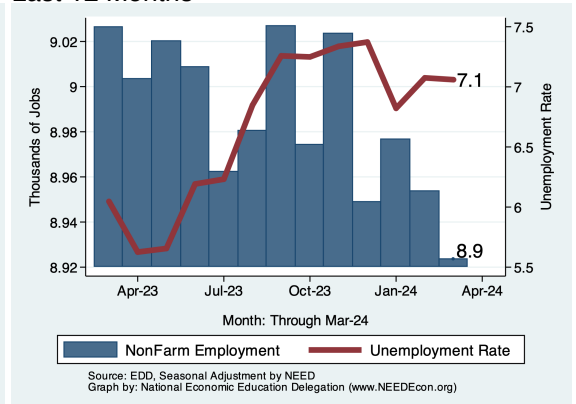


Figure 11: Relative Employment Growth Across Regions - since 2010

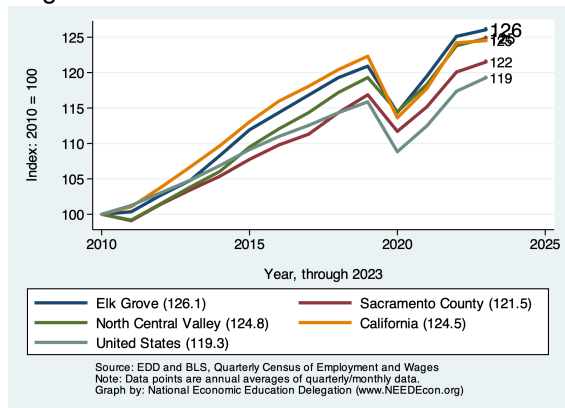


Figure 12: Relative Employment Growth Across Regions - since 2019

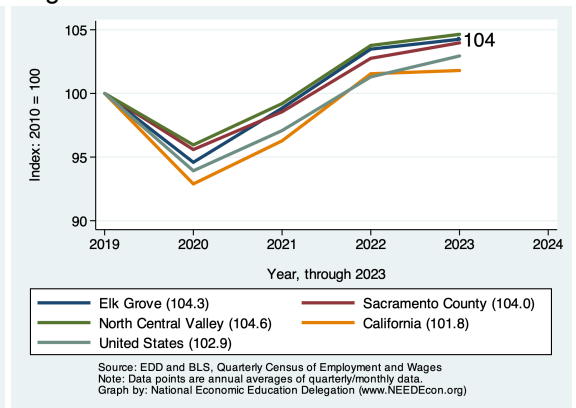


Figure 13: Unemployment Rate by Race

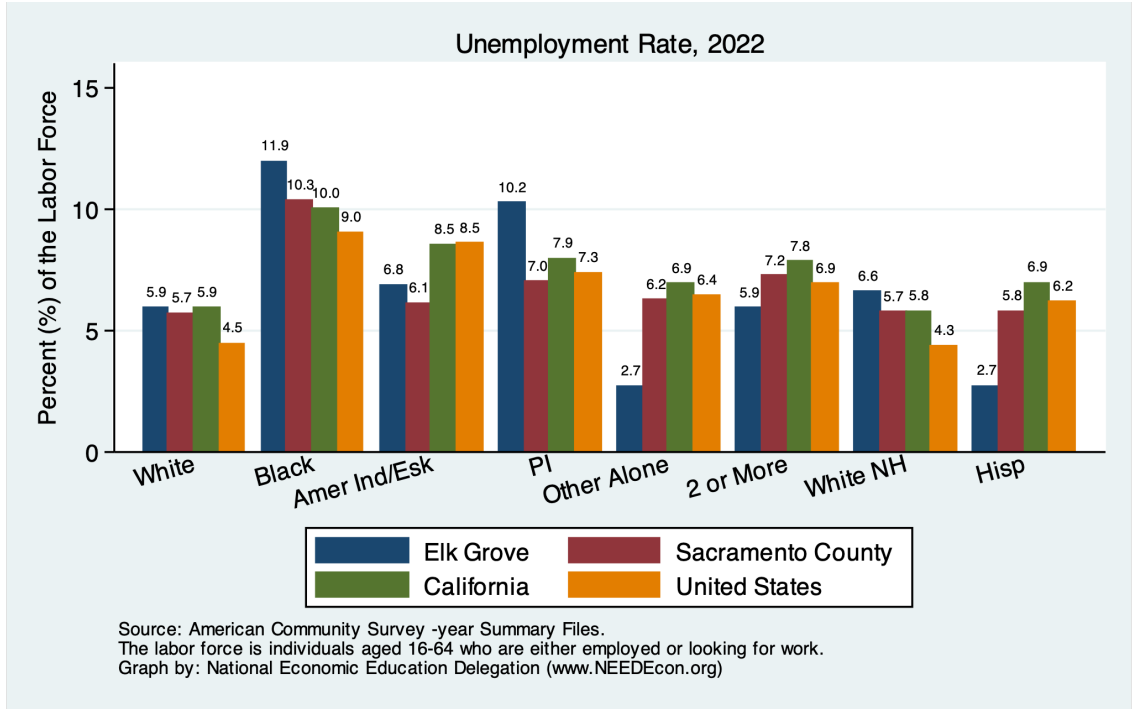
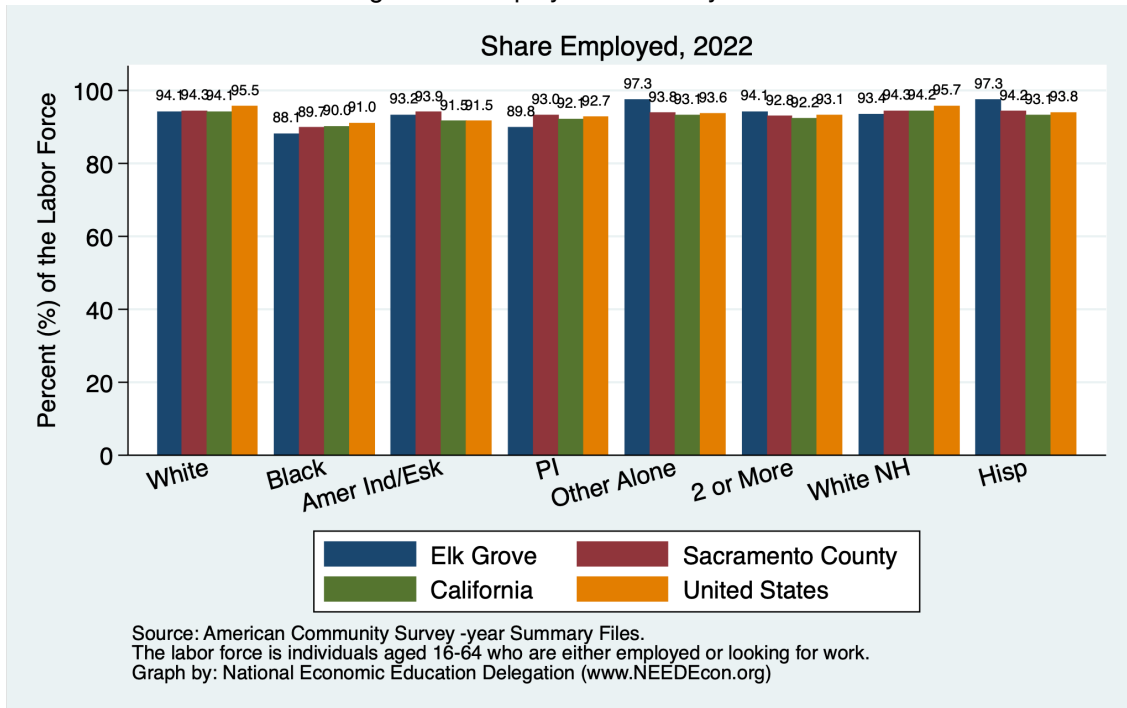


Figure 14: Employment Rate by Race



County Employment by Industry

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

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

Industry	Employment	Share	Empl Growth	% Growth - Annualized Rate					
				Month	Qtr	6mo	1yr	3yr	5yr
Total Nonfarm	738,719	100.0	2,297.8	3.8	3.6	3.8	3.1	3.9	1.9
Goods Producing	68,330	9.2	27.7	0.5	-0.0	3.4	4.6	0.7	1.8
Mining and Logging	102	0.0	0.0	0.0	0.0	0.0	50.0	3.9	-12.8
Construction	45,433	6.2	150.2	4.1	0.7	4.9	6.8	0.7	2.2
Manufacturing	22,930	3.1	-94.9	-4.8	-2.4	0.4	-0.2	1.1	1.4
Durable Goods	15,197	2.1	-51.5	-4.0	-2.1	-1.2	-1.9	1.9	1.8
Non-Durable Goods	7,616	1.0	-48.0	-7.3	-3.2	3.4	2.8	-0.7	0.6
Service Providing	669,452	90.6	1,939.2	3.5	3.5	3.5	2.9	4.2	1.9
Trade, Trans & Utilities	104,925	14.2	291.3	3.4	-1.3	-0.7	-0.4	1.5	1.2
Wholesale Trade	17,925	2.4	59.8	4.1	-0.3	-0.2	-0.4	3.3	0.5
Retail Trade	63,089	8.5	93.2	1.8	-1.9	1.4	0.8	0.2	-0.1
Information	6,442	0.9	-24.6	-4.5	-6.4	-10.1	-9.0	-1.6	-4.0
Financial Activities	32,168	4.4	-51.3	-1.9	-0.6	1.5	-0.2	-0.6	-0.6
Finance & Insurance	21,282	2.9	11.3	0.6	-2.7	-1.2	-1.6	-3.0	-2.0
Real Estate & Rental & Leasing	10,565	1.4	-66.8	-7.3	-3.0	4.8	2.1	4.5	2.4
Professional & Business Svcs	107,435	14.5	594.4	6.9	8.1	6.4	1.0	2.6	1.8
Prof, Sci, & Tech	53,206	7.2	239.6	5.6	4.7	5.5	1.5	6.2	5.5
Educational & Health Svcs	142,852	19.3	1,035.0	9.1	10.5	10.5	9.7	7.0	4.6
Leisure & Hospitality	66,643	9.0	-39.9	-0.7	-1.3	-0.1	0.2	11.2	-0.1
Arts, Entertainment & Recreation	9,276	1.3	117.3	16.5	2.4	1.6	1.6	26.7	0.5
Accommodation & Food Svcs	57,631	7.8	-151.7	-3.1	-0.3	-0.2	-0.2	9.5	-0.2
Other Svcs	26,415	3.6	-36.0	-1.6	0.9	1.2	2.6	8.3	2.1
Government	183,599	24.9	418.8	2.8	4.2	3.7	3.5	3.6	1.9
Federal	10,766	1.5	73.2	8.5	2.8	0.0	2.8	-0.3	0.6
State	105,758	14.3	425.6	5.0	5.1	6.6	3.4	3.3	3.0
Local	67,199	9.1	138.5	2.5	4.2	3.6	3.6	4.7	0.7

Source: EDD, National Economic Education Delegation (NEED)

Some Employee Detail

Employed in Elk Grove

Figure 15: Employment by Occupation

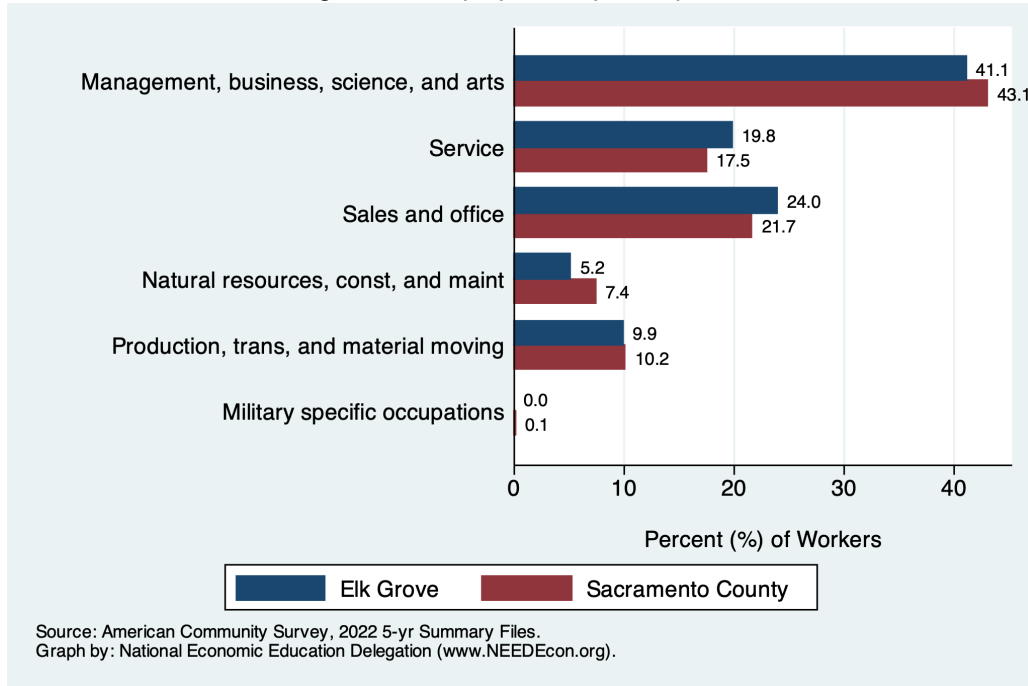


Figure 16: Employment by Industry

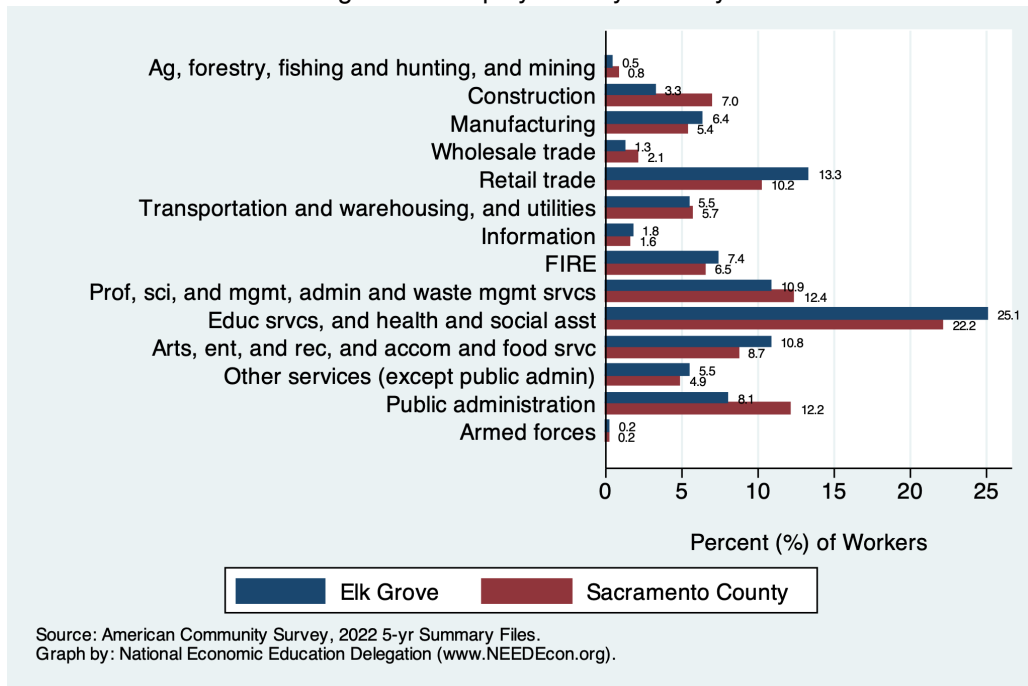


Figure 17: Language Spoken at Home

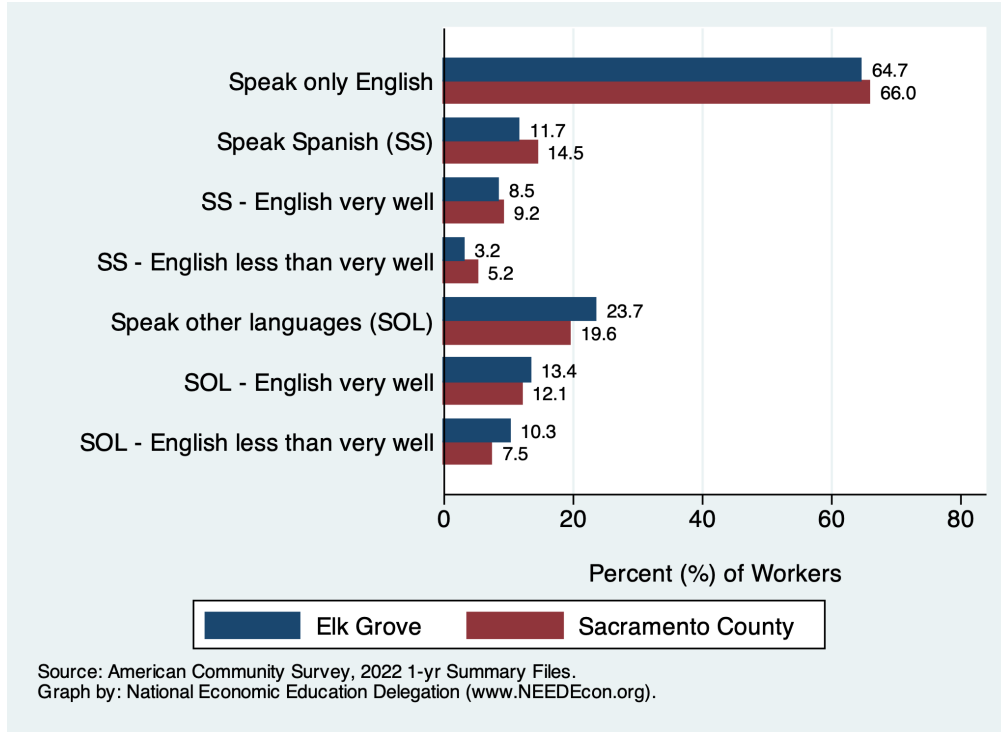
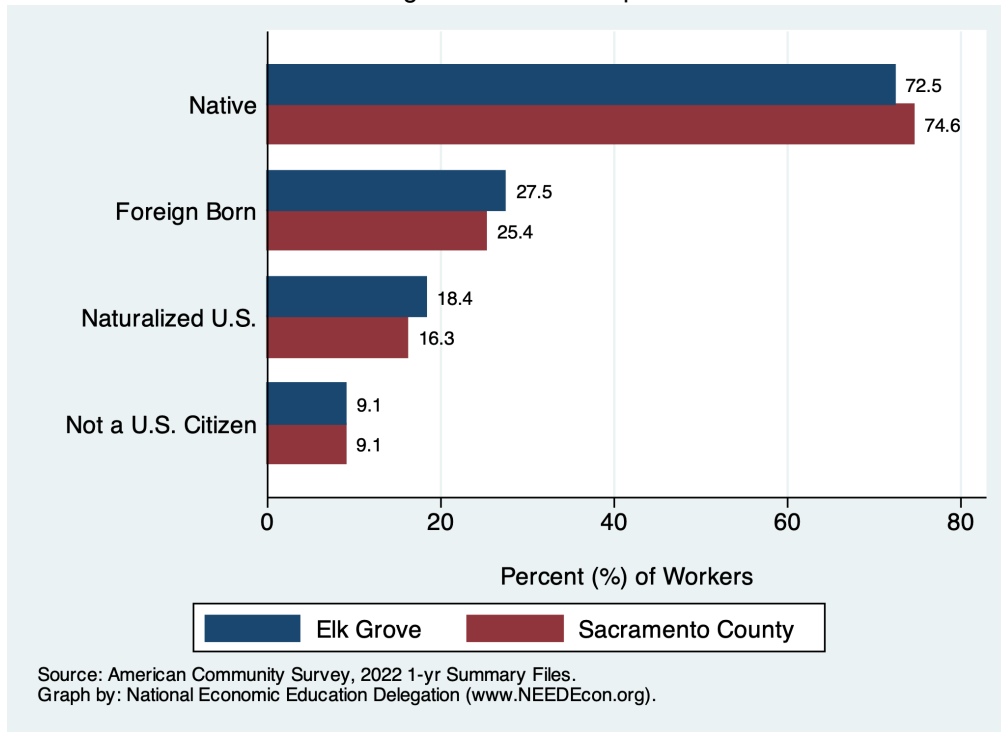


Figure 18: Citizenship



Employed Residents of Elk Grove

Figure 19: Employment by Occupation

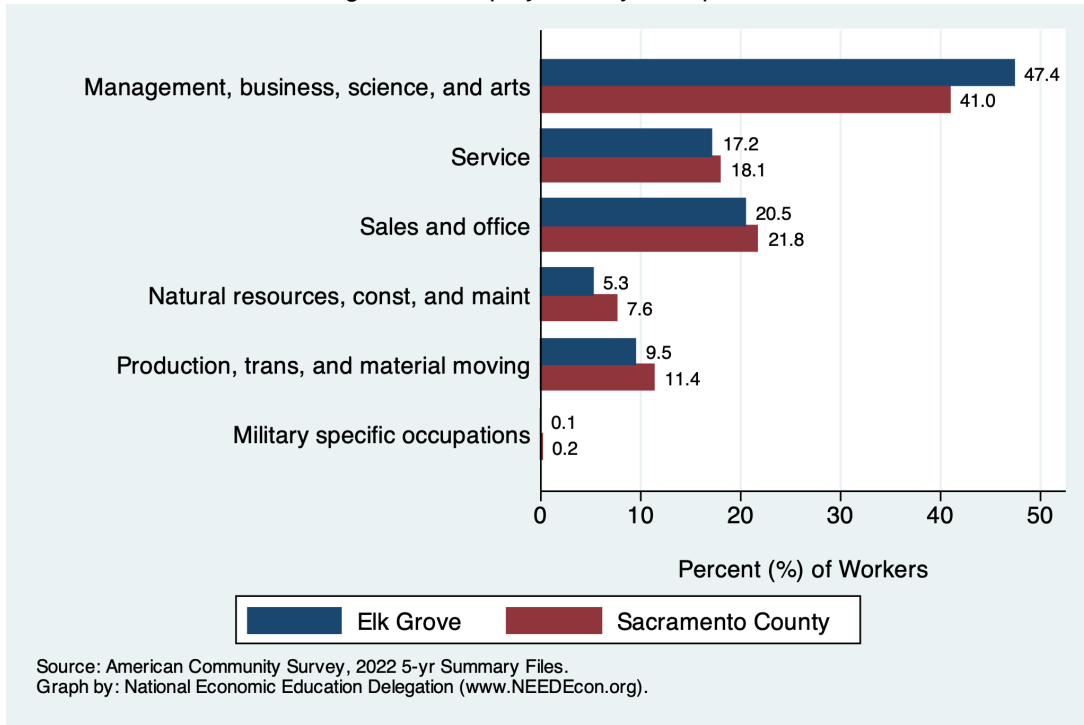


Figure 20: Employment by Industry

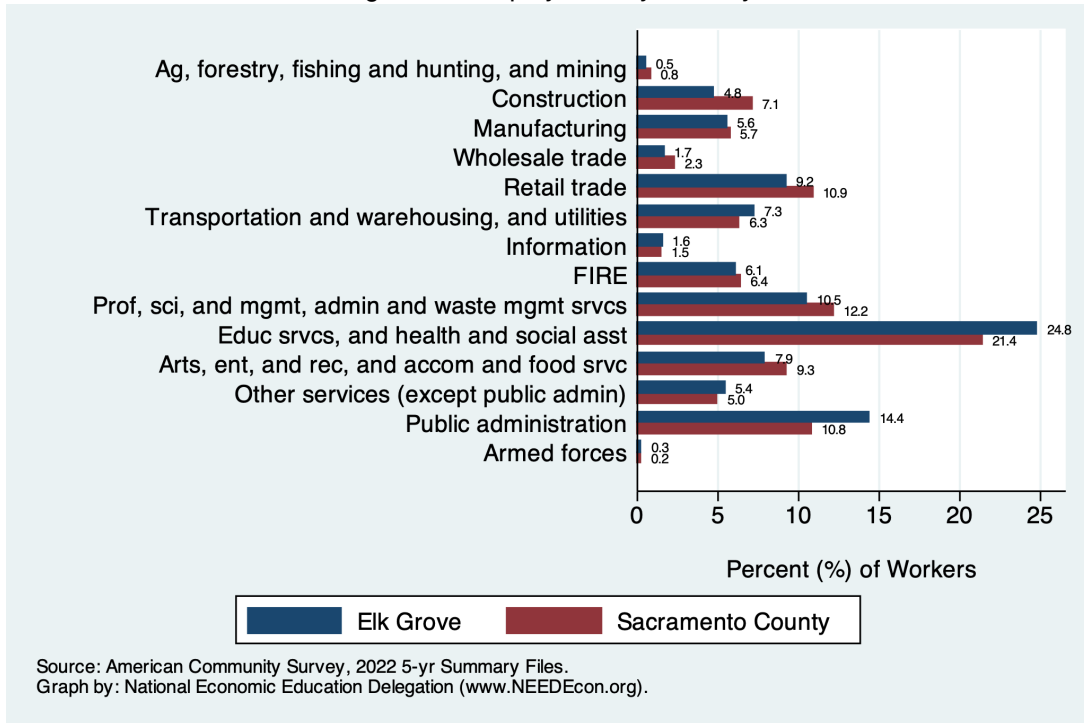


Figure 21: Language Spoken at Home

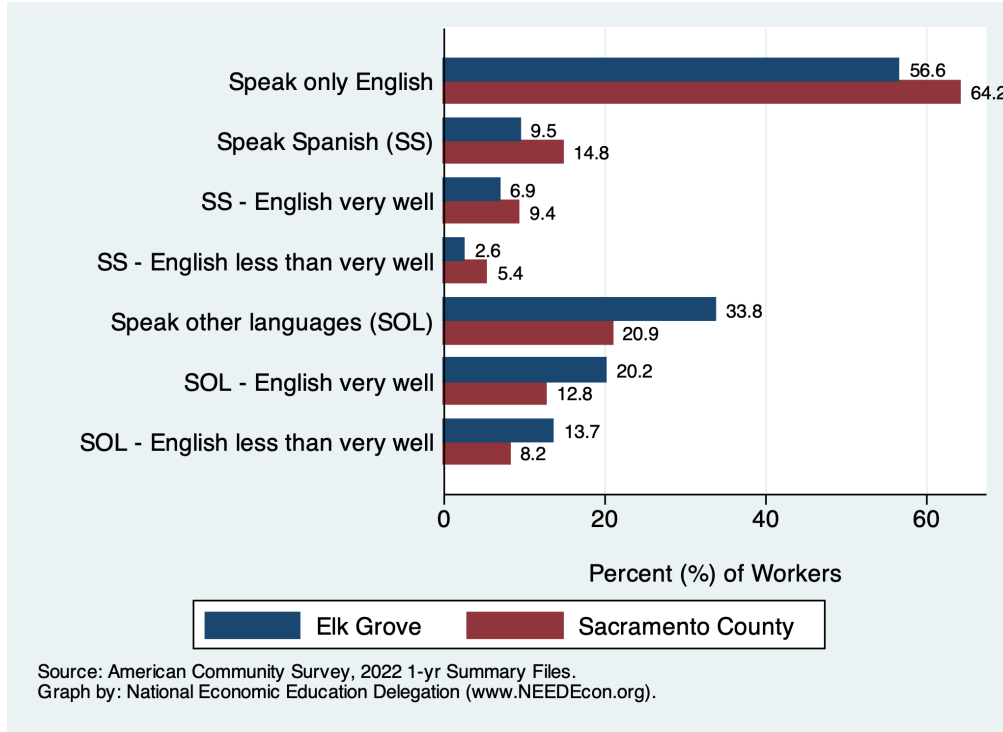
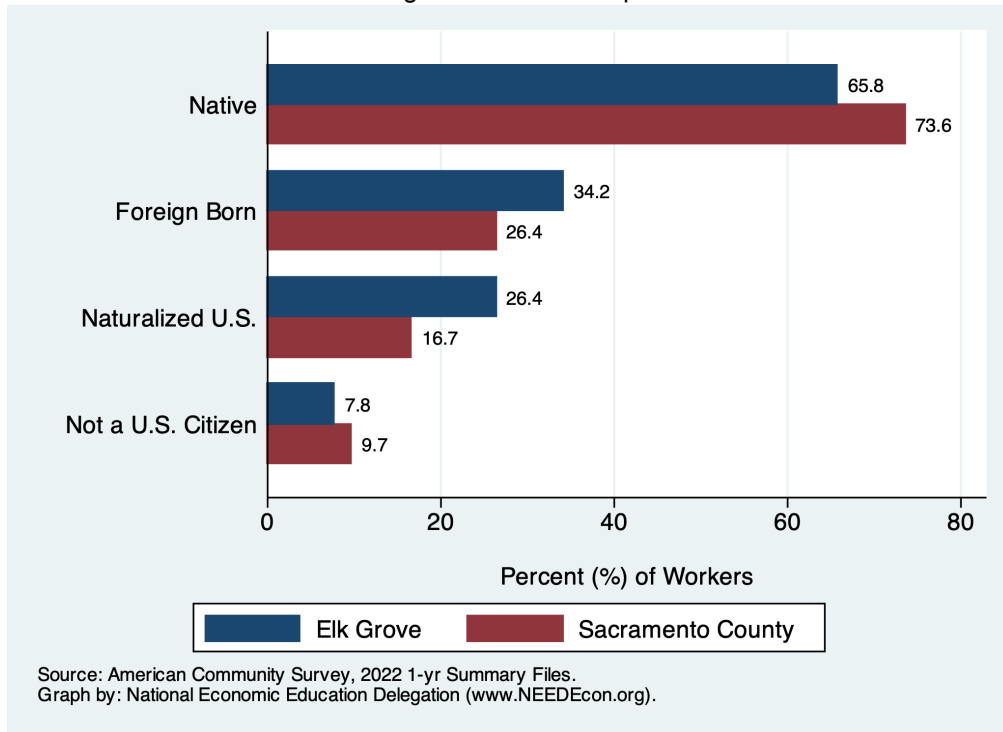


Figure 22: Citizenship



Employed Residents vs Workers in Elk Grove

Figure 23: Employment by Occupation

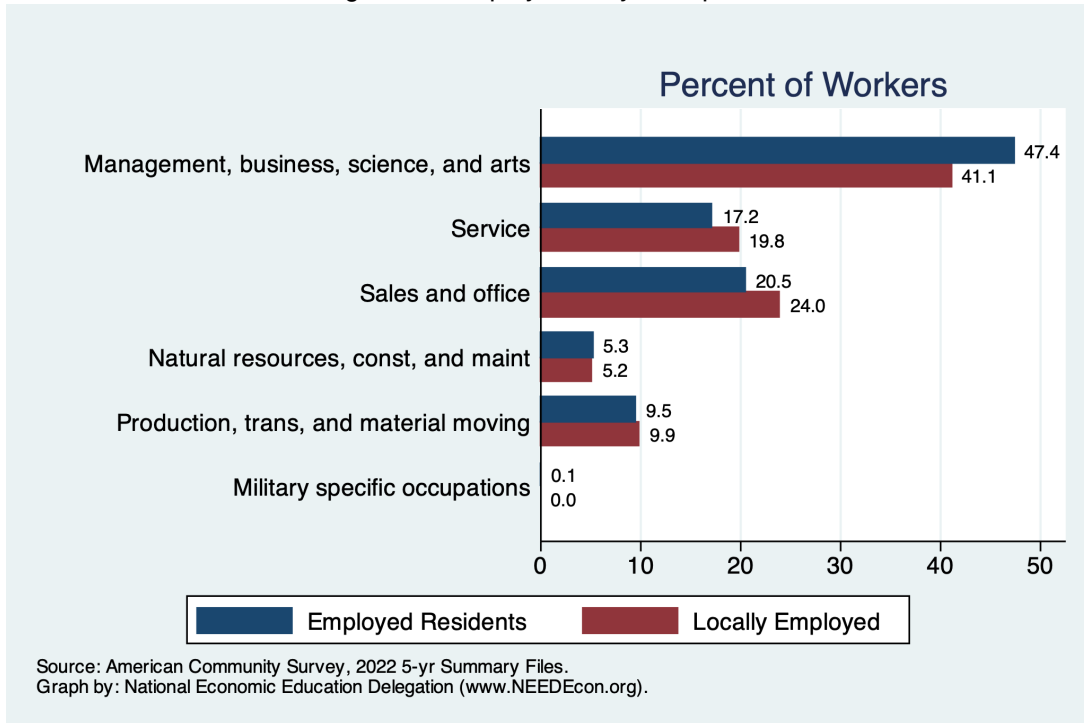


Figure 24: Employment by Industry

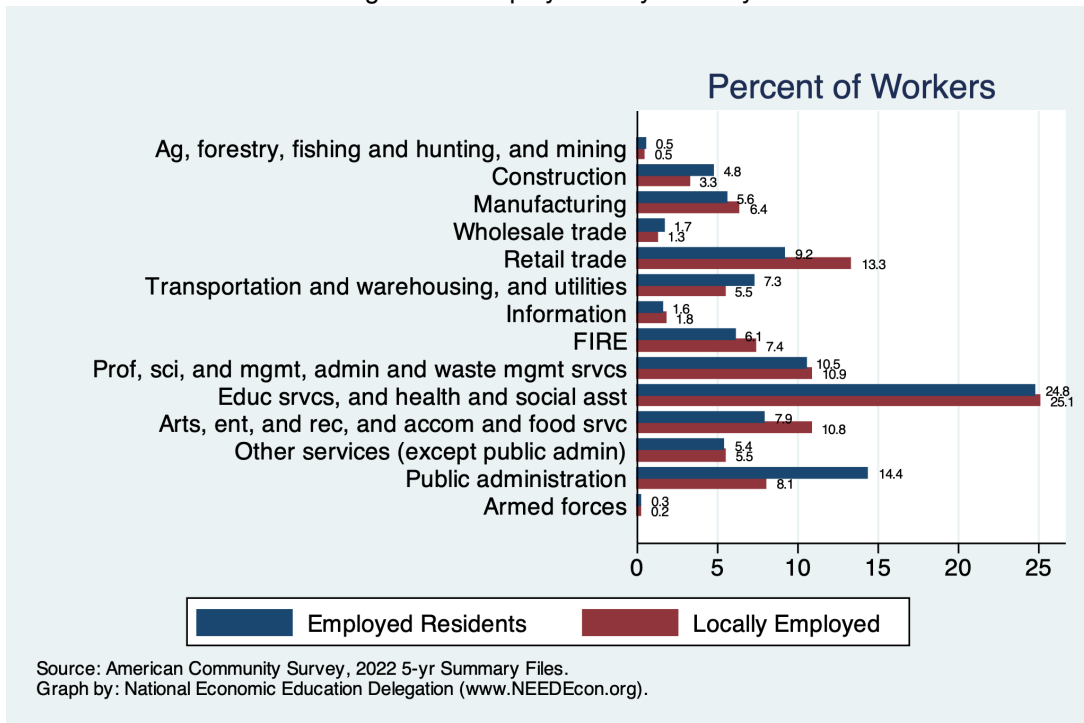


Figure 25: Language Spoken at Home

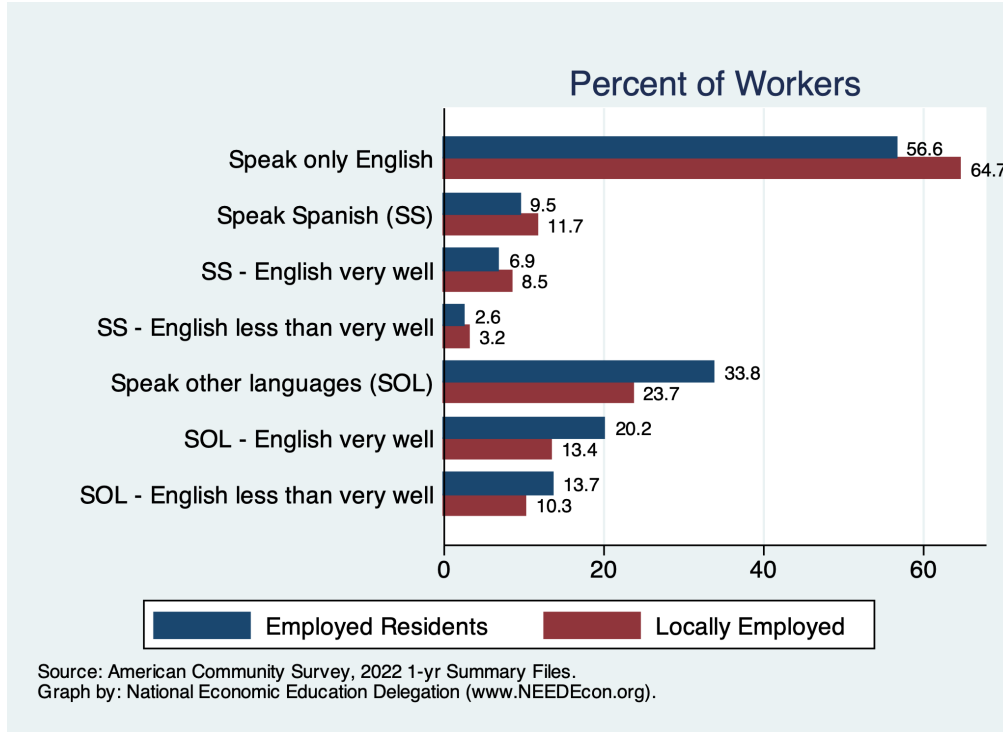
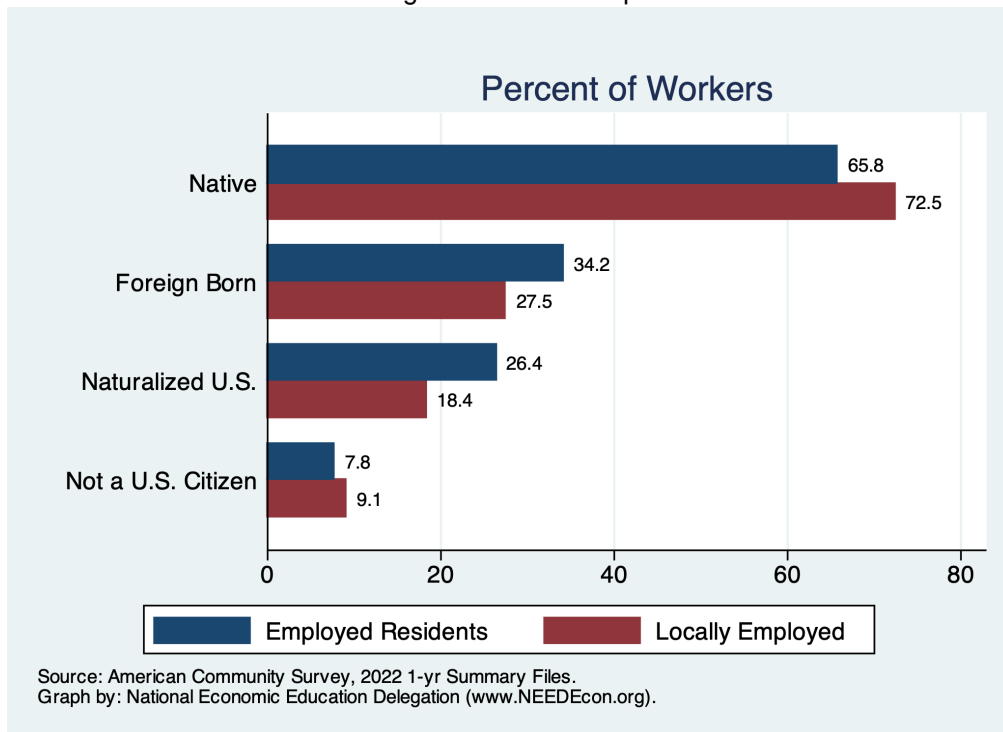


Figure 26: Citizenship



Income and Earnings

Per Capita Income Growth

Definition:

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

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

Why is it important?

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

Figure 27: Real Per Capita Income Ranking Among California Cities

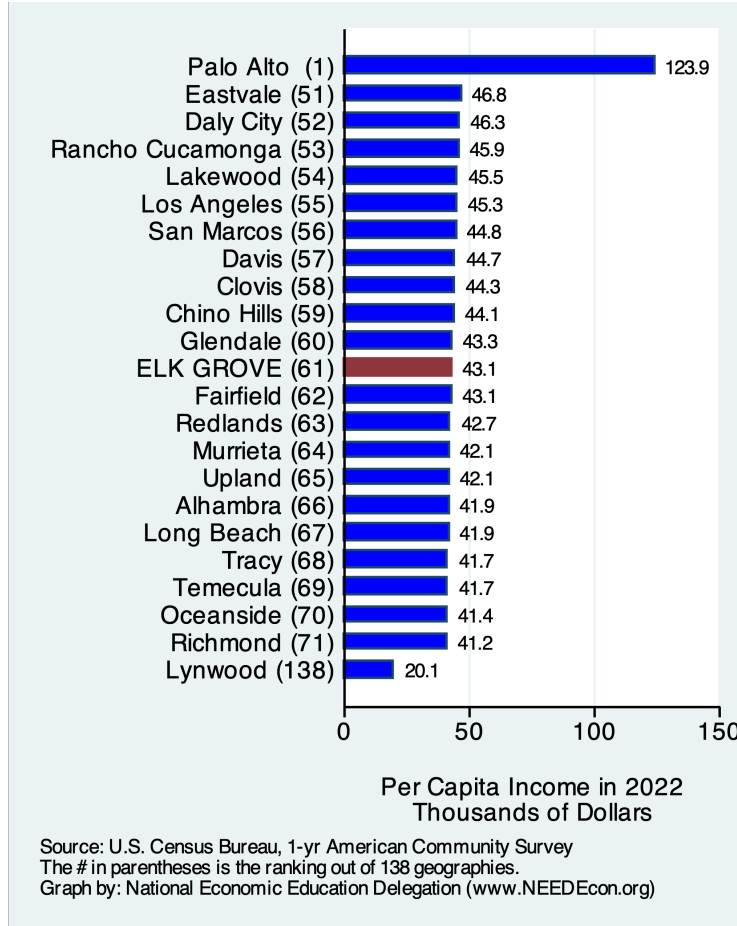
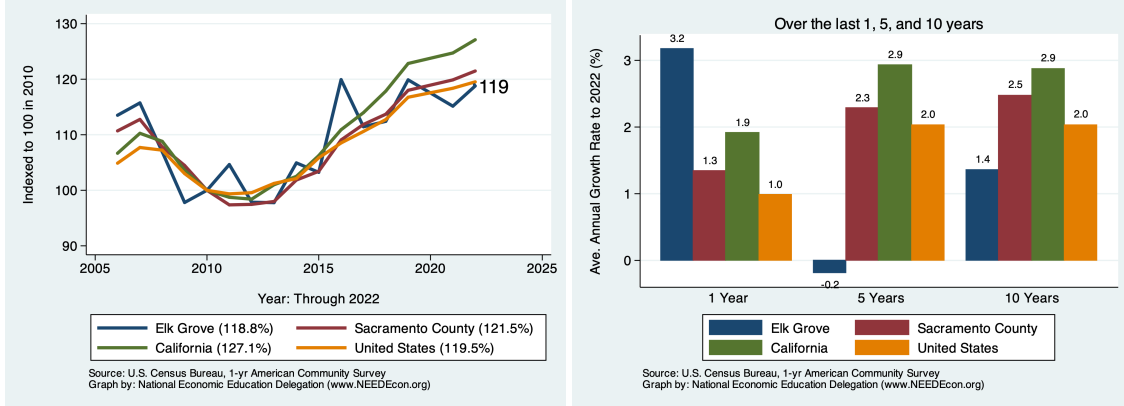


Figure 28: Regional Comparison of Growth over Time



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

Figure 29: Income Levels

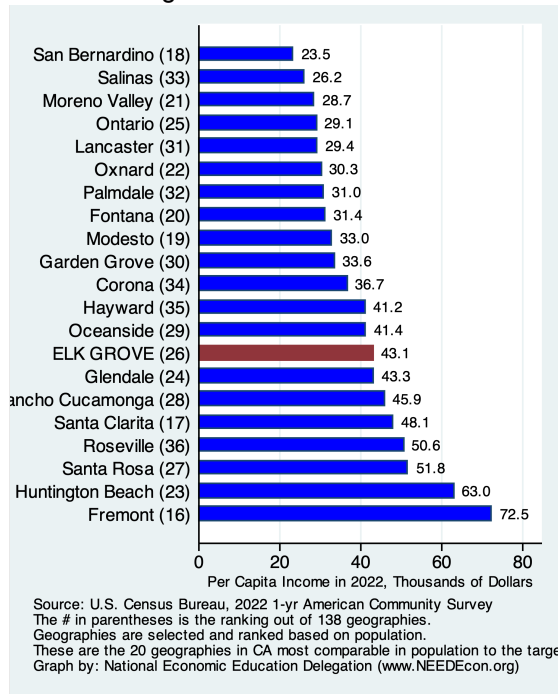
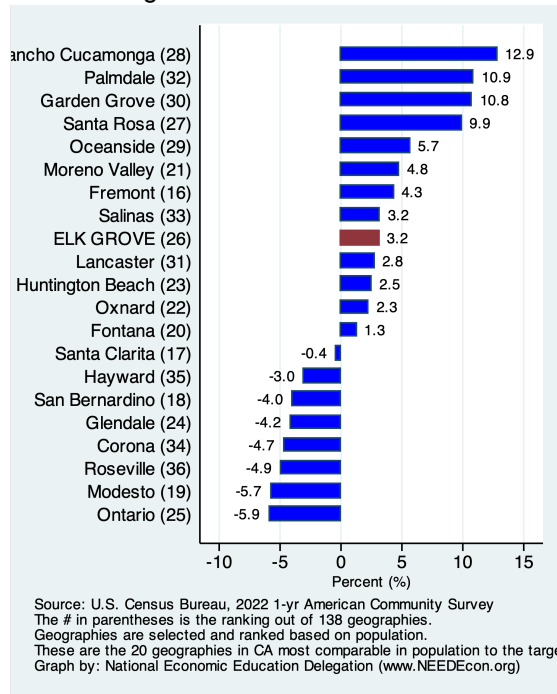
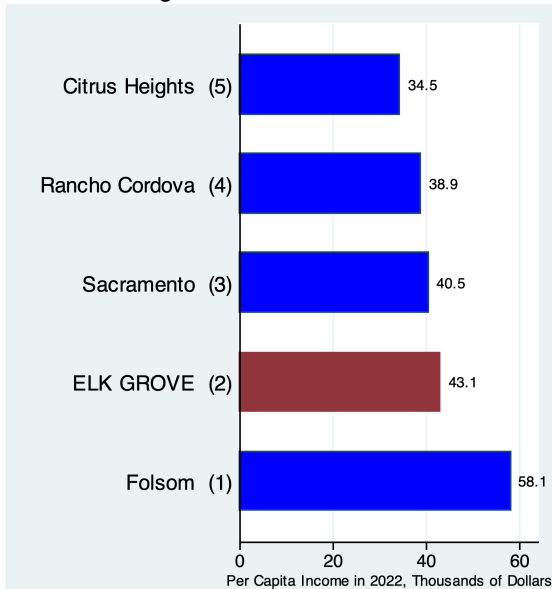


Figure 30: Growth over Time



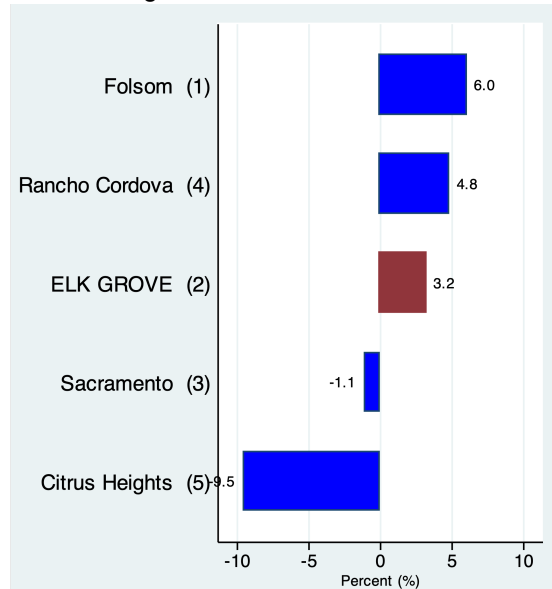
Real Per Capita Income Ranking Among Cities in Sacramento County

Figure 31: Income Levels



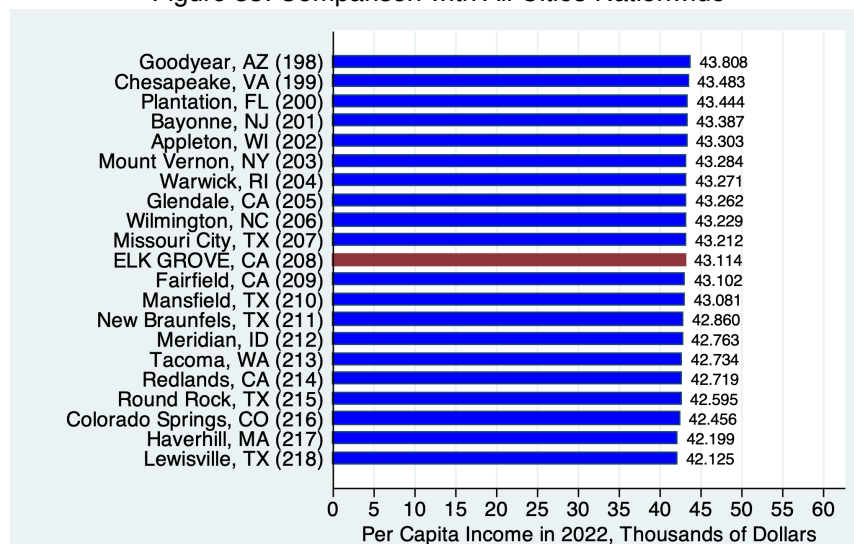
Source: U.S. Census Bureau, 2022 1-yr American Community Survey
 The # in parentheses is the ranking out of 5 geographies.
 Geographies are selected and ranked based on population.
 These are the cities in the same county as the target city.
 Graph by: National Economic Education Delegation (www.NEEDecon.org)

Figure 32: Growth over Time



Source: U.S. Census Bureau, 2022 1-yr American Community Survey
 The # in parentheses is the ranking out of 5 geographies.
 Geographies are selected and ranked based on population.
 These are the cities in the same county as the target city.
 Graph by: National Economic Education Delegation (www.NEEDecon.org)

Figure 33: Comparison with All Cities Nationwide



Source: U.S. Census Bureau, 1-yr American Community Survey
 The # in parentheses is the ranking out of 598 geographies.
 Graph by: National Economic Education Delegation (www.NEEDecon.org)

Figure 34: Per Capita Income by Race

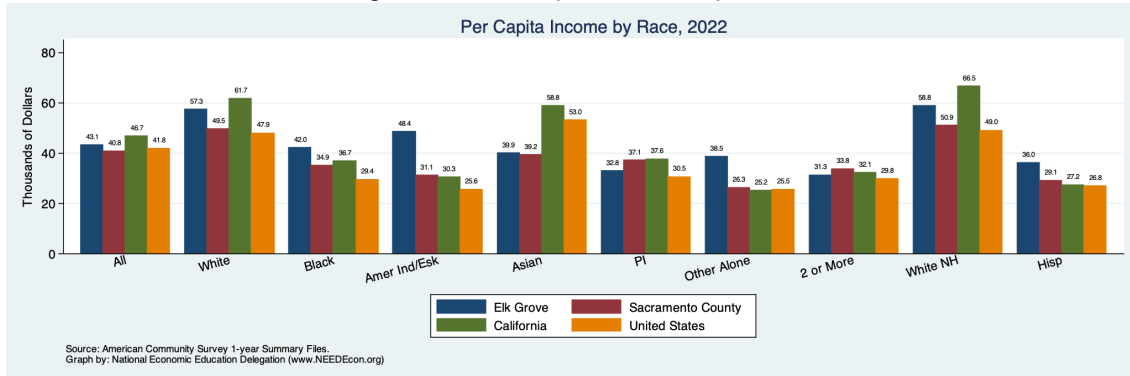
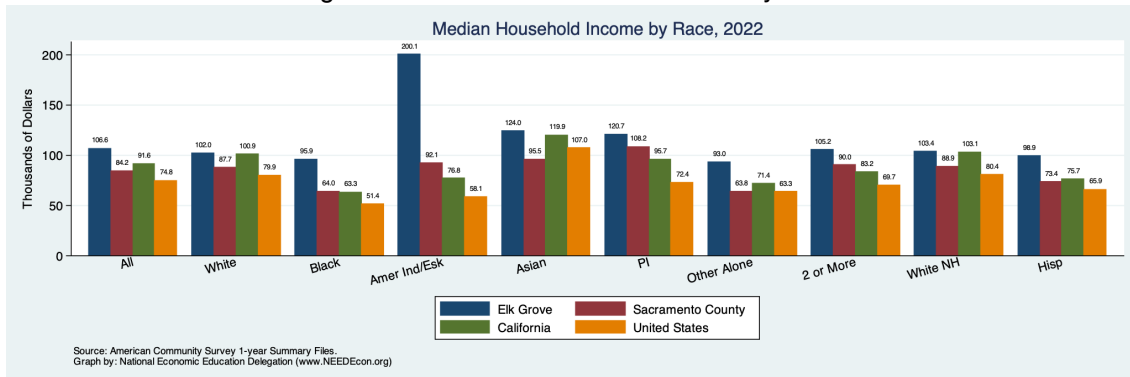


Figure 35: Median Household Income by Race



Poverty and Inequality

Definition:

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

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

Why is it important?

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

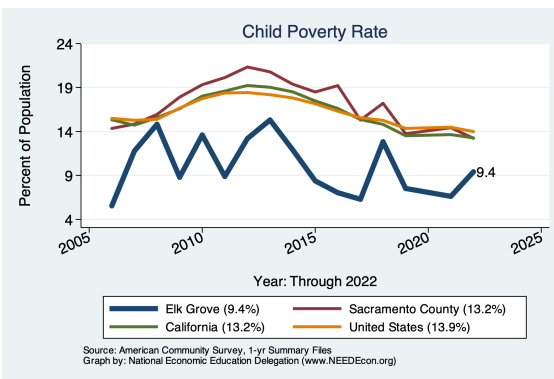
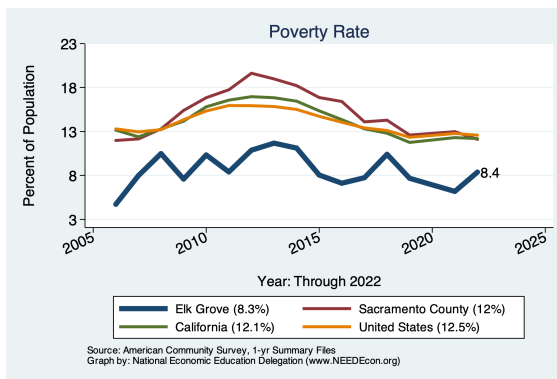


Figure 36: Inequality

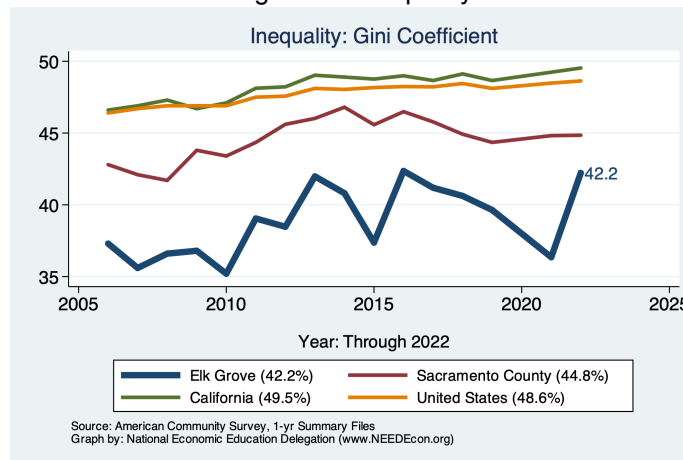


Figure 37: Shares Across the Income Distribution

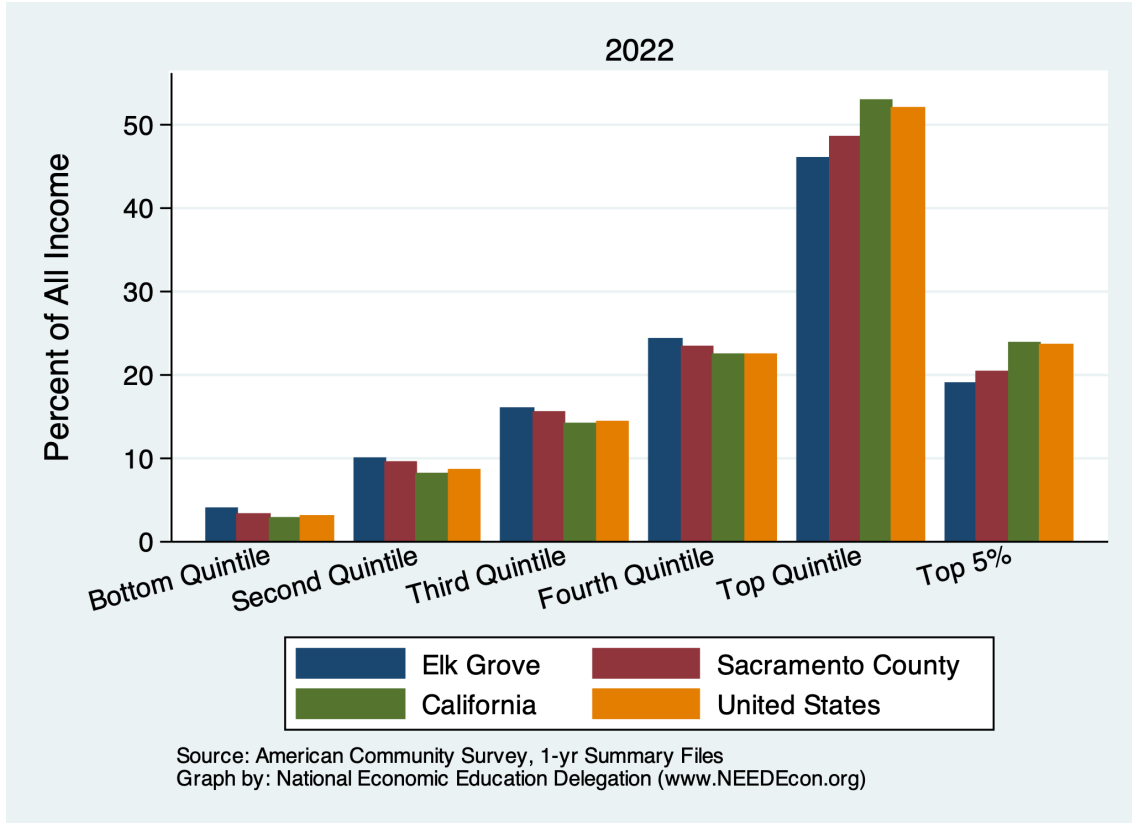
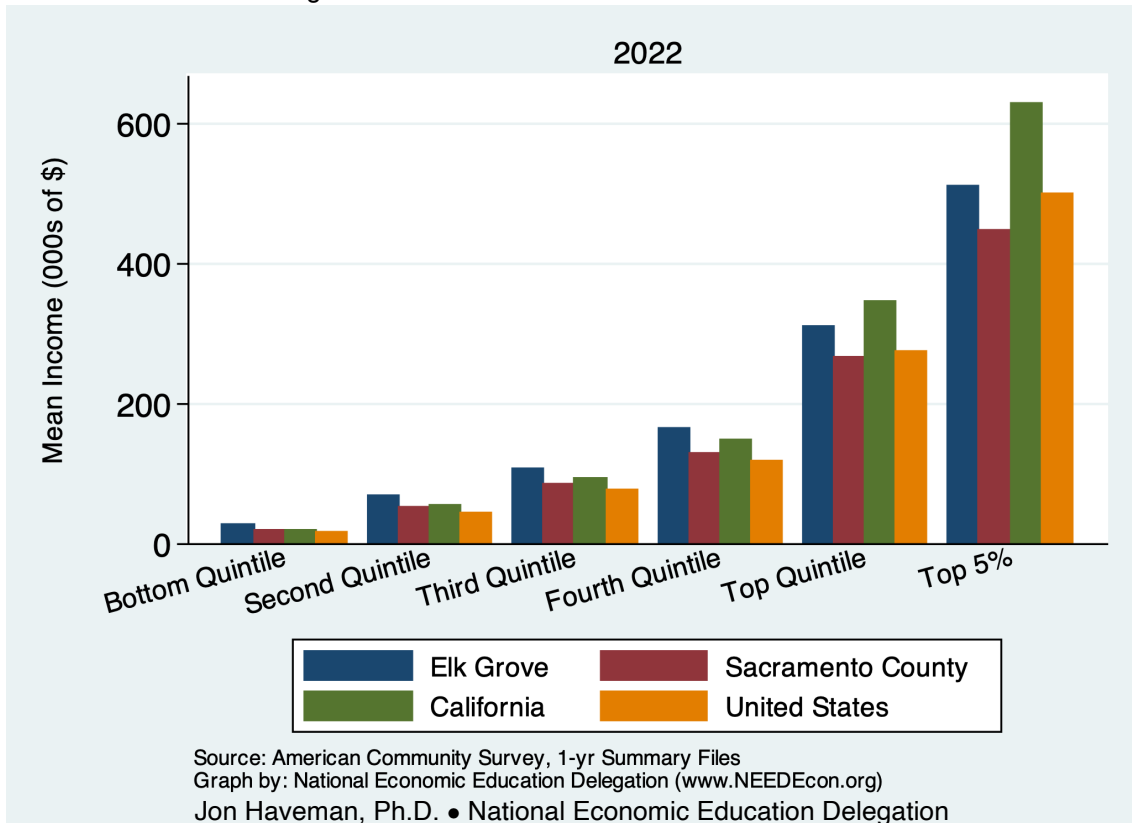


Figure 38: Means Across the Income Distribution



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 Elk Grove and Broader Regions

Figure 39: Median Home Prices

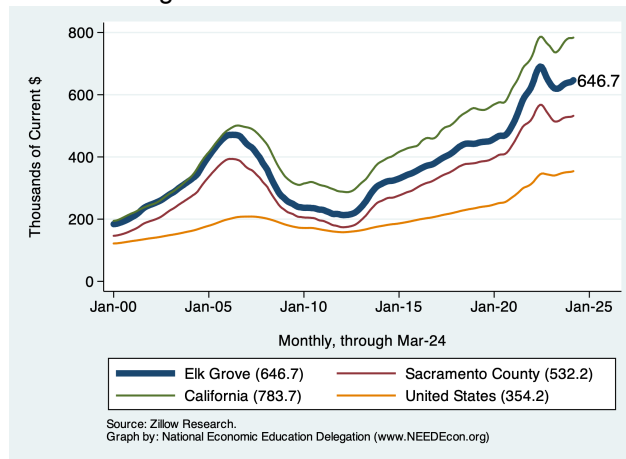
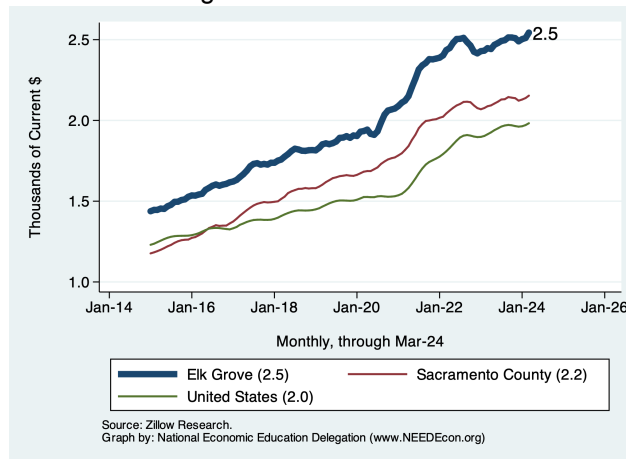


Figure 40: Median Rents



Housing Ownership in Elk Grove and Broader Regions

Figure 41: Home Ownership Rates

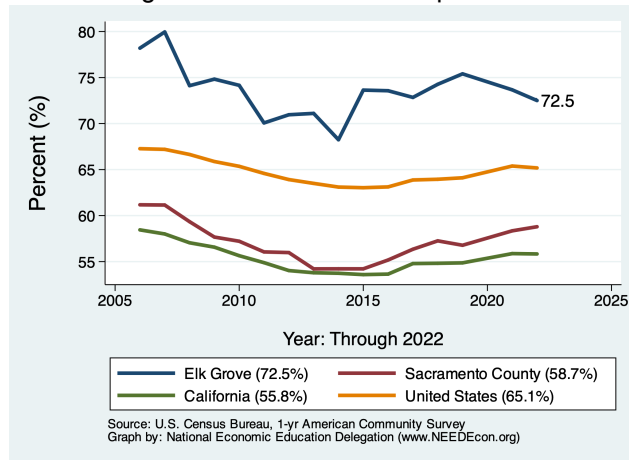


Figure 42: Home Ownership by Age

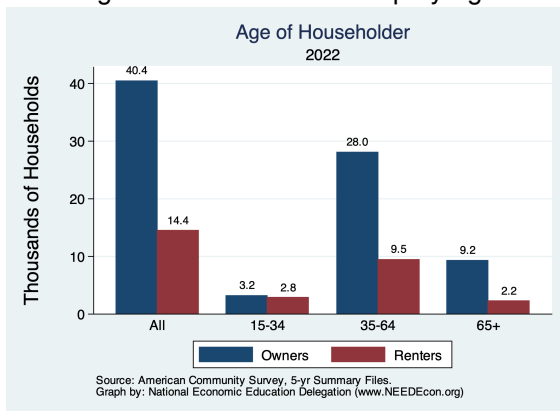


Figure 43: Income by Tenure

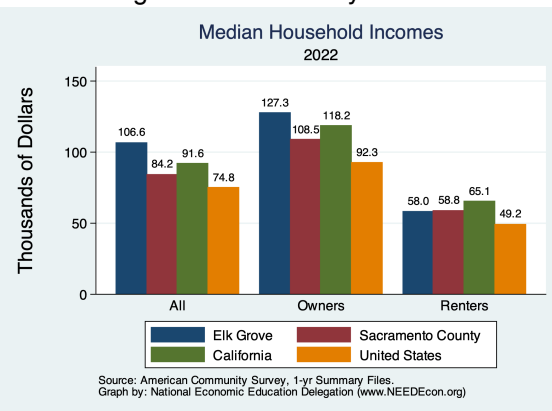


Figure 44: Home Ownership by Race

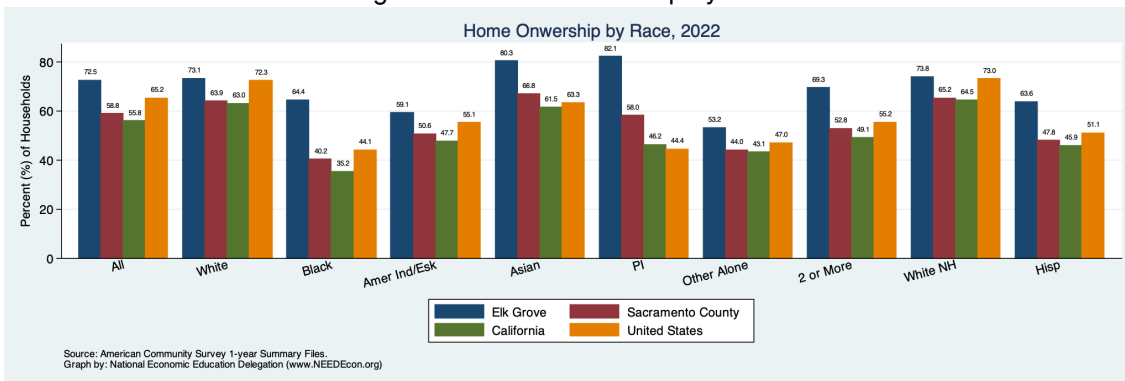


Figure 45: Income Distribution by Tenure

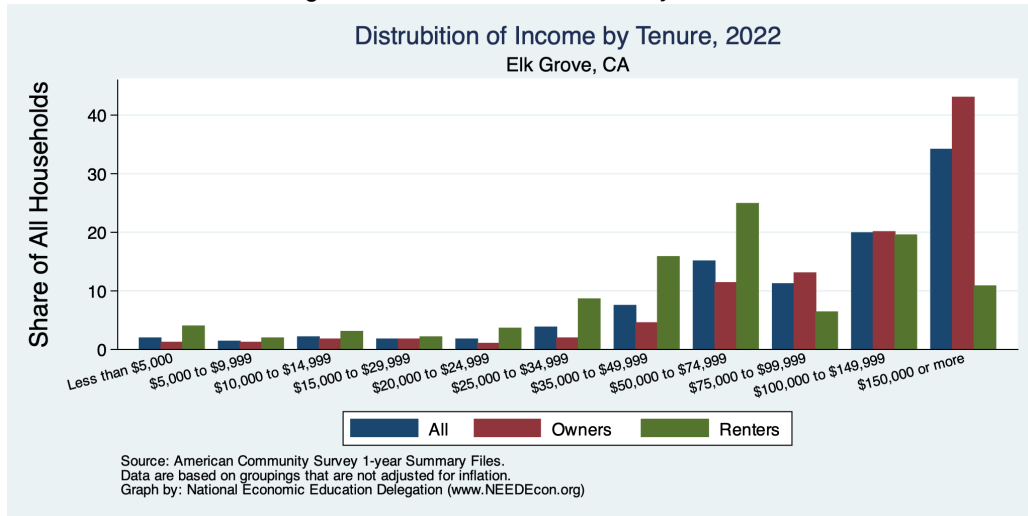


Figure 46: Income Distribution of Home Owners

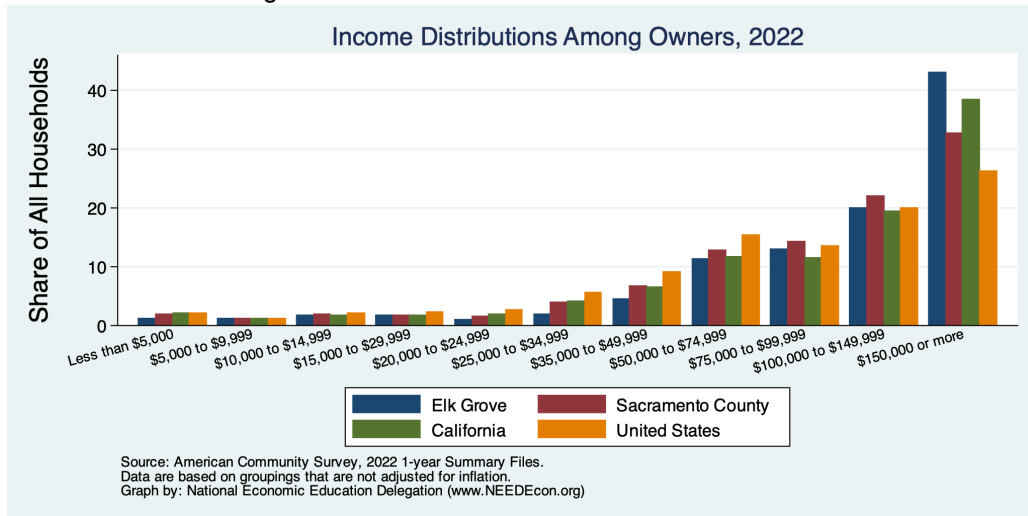
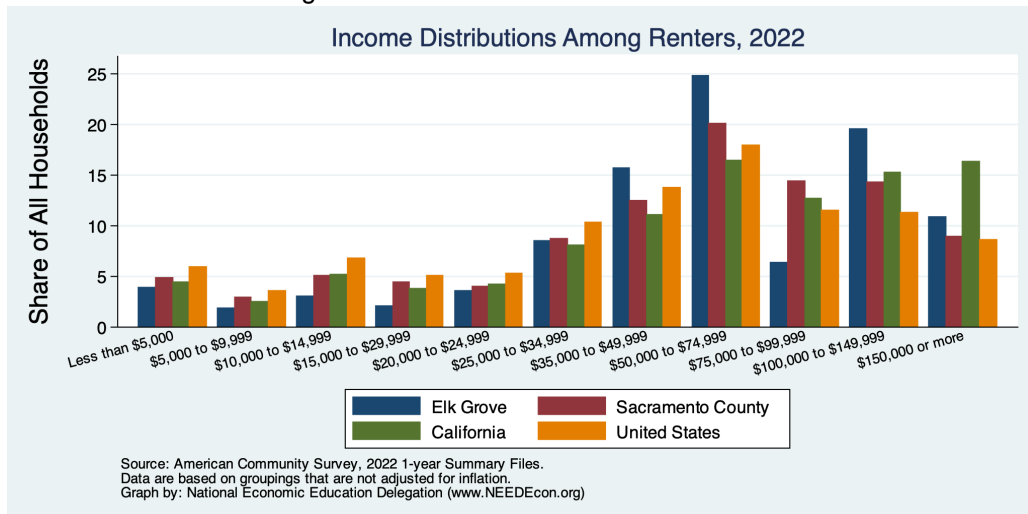


Figure 47: Income Distribution of Renters



Housing Burden in Elk Grove and Broader Regions

Figure 48: Home Owners w/ A Mortgage

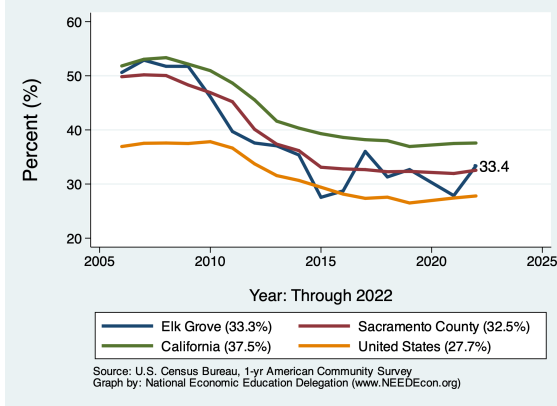


Figure 49: Home Owners w/o A Mortgage

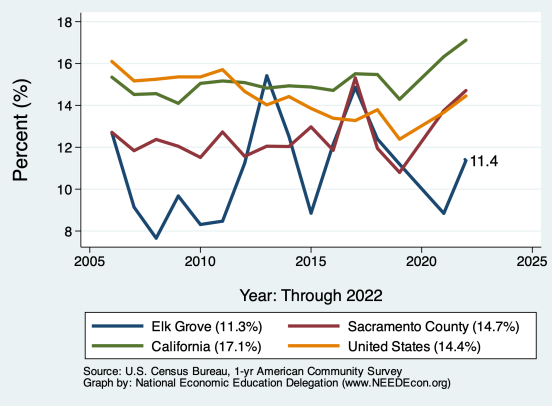


Figure 50: Renters

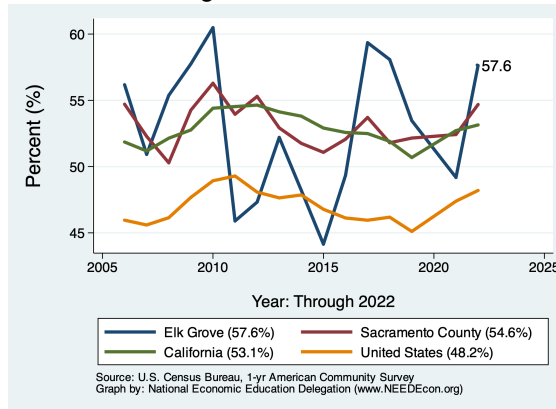
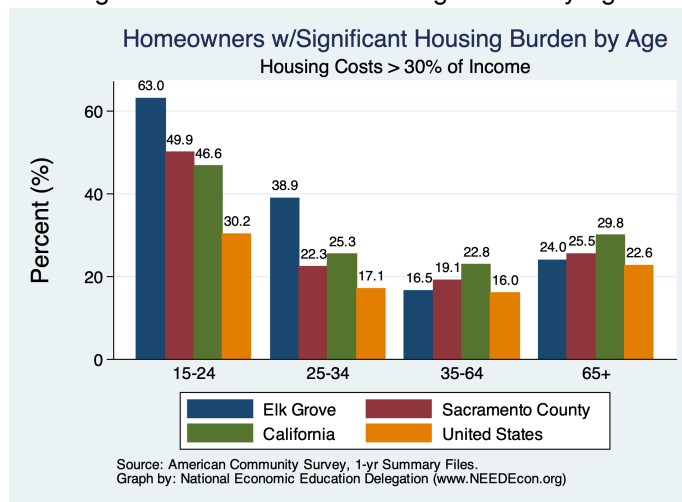


Figure 51: Homeowner Housing Burden by Age



Housing Picture

Definition:

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

Why is it important?

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

Table 5. Housing Market Indicators

Indicator	2023	2019	2010	% Change from	
				2019	2010
Total Population	177,005.0	173,170.0	153,015.0	2.2	15.7
Total # of Homes	58,166.0	54,541.0	50,634.0	6.6	14.9
# Occupied Units	56,806.0	52,788.0	47,927.0	7.6	18.5
Persons per Household	3.1	3.3	3.2	-5.2	-2.5
Vacancy Rate (%)	2.3	3.2	5.3	-27.3	-56.3

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

Figure 52: Housing Growth

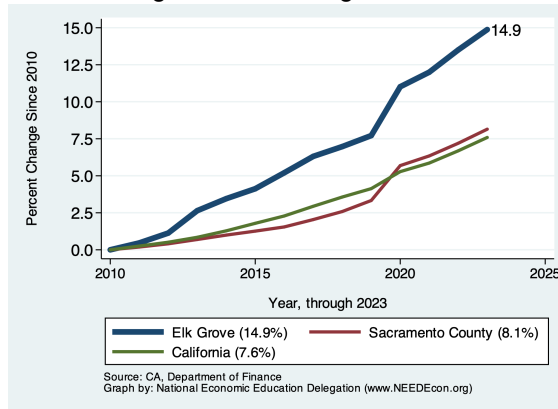


Figure 53: Persons per Household

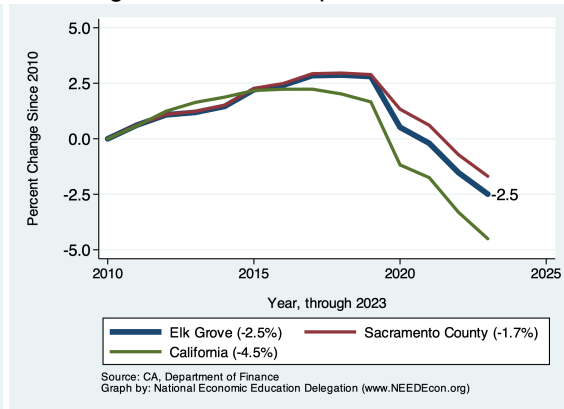


Figure 54: Vacancy Rates

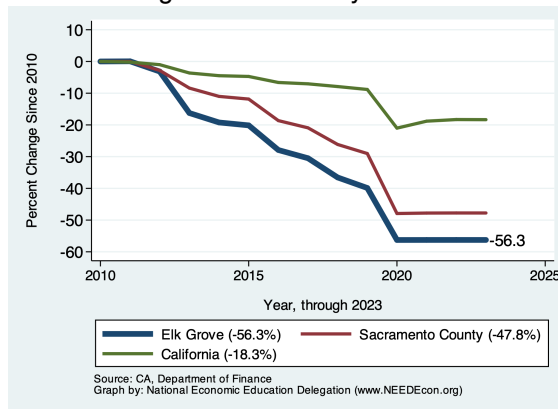
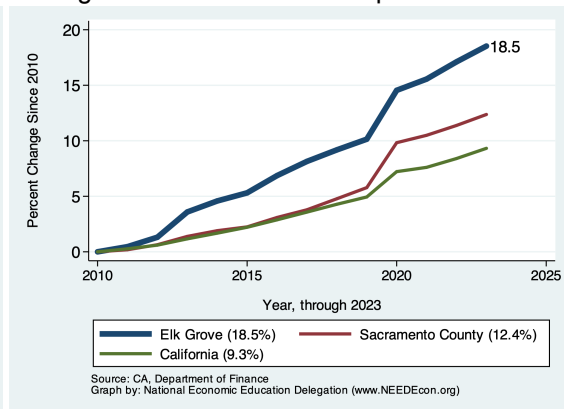


Figure 55: Number of Occupanied Units



Trends in the Growth of Housing by Housing Type

Figure 56: Single Detached Homes

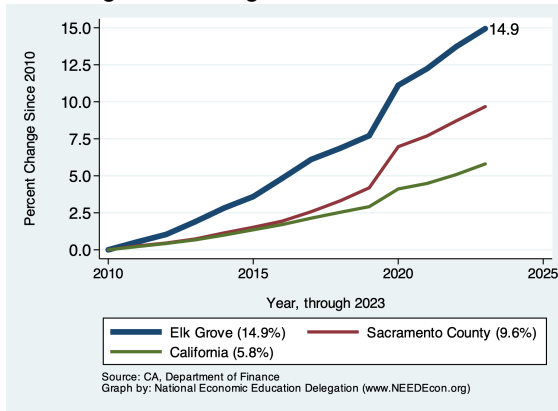


Figure 57: Single Attached Homes

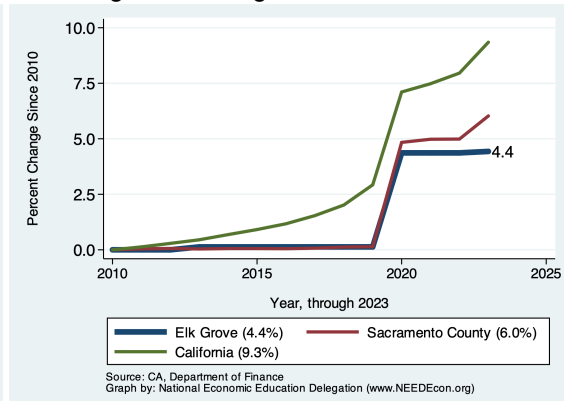


Figure 58: Housing in Buildings with Two to Four Units

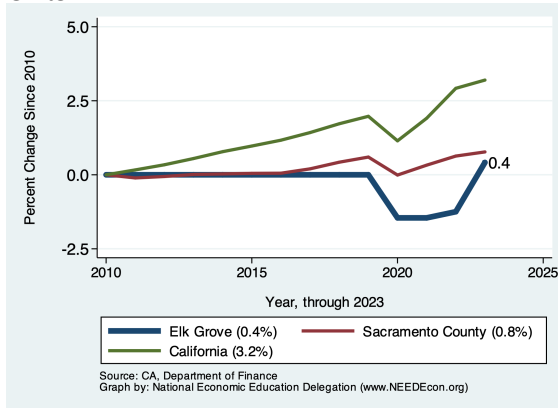
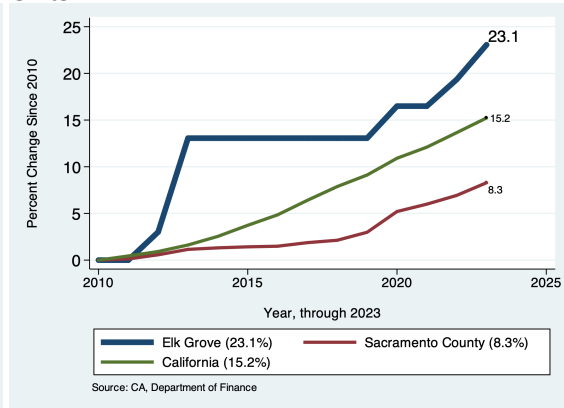


Figure 59: Housing in Buildings with Five or More Units



Vintage of Residential Housing

Why is it important?

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

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

Figure 60: Distribution of Housing Construction

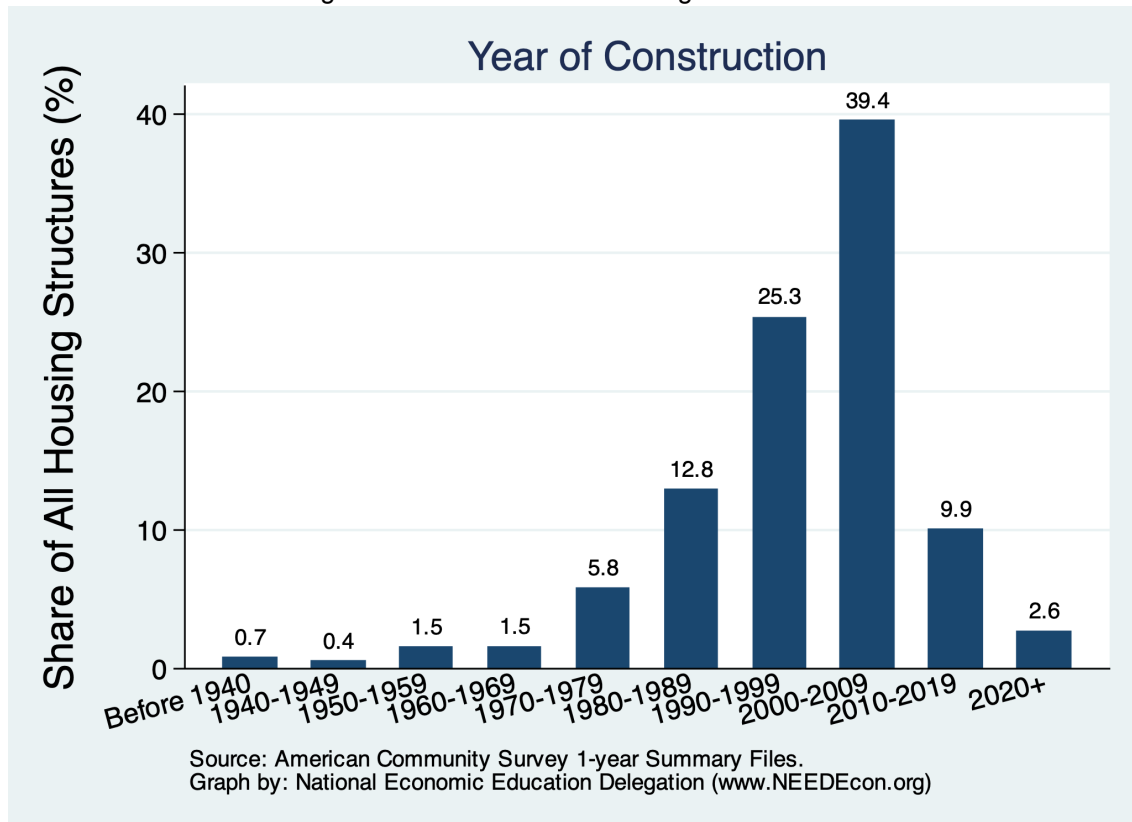


Figure 61: Housing Vintage across Regions

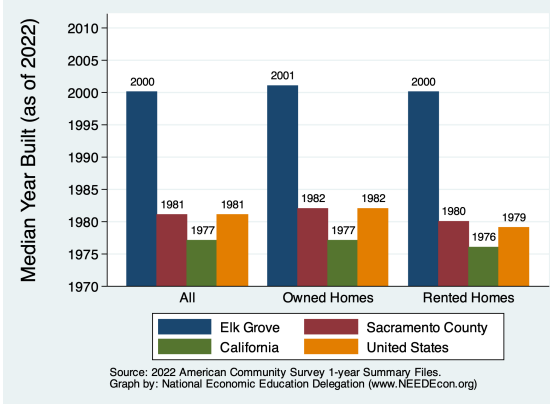


Figure 62: Housing Vintage by Tenure

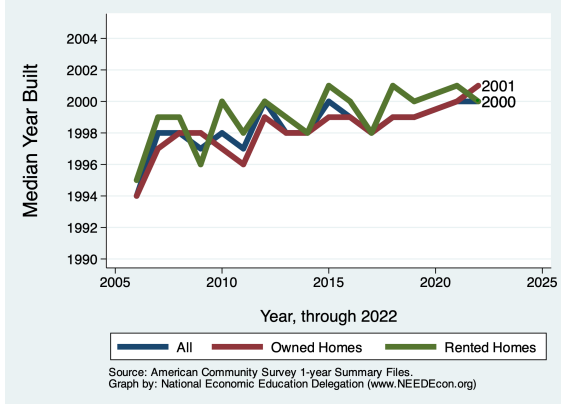


Figure 63: Vintage of Owned Residences

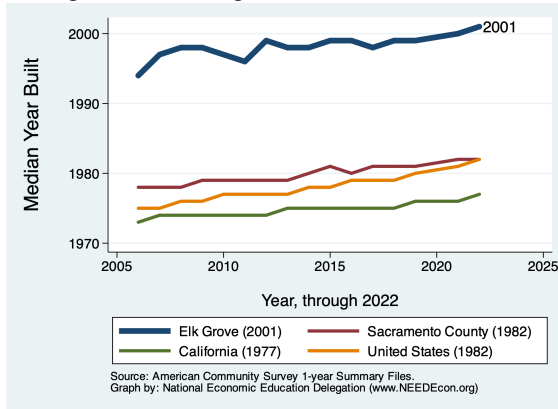


Figure 64: Vintage of Rented Residences

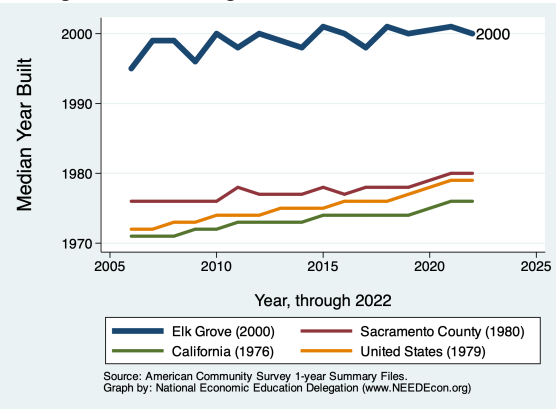
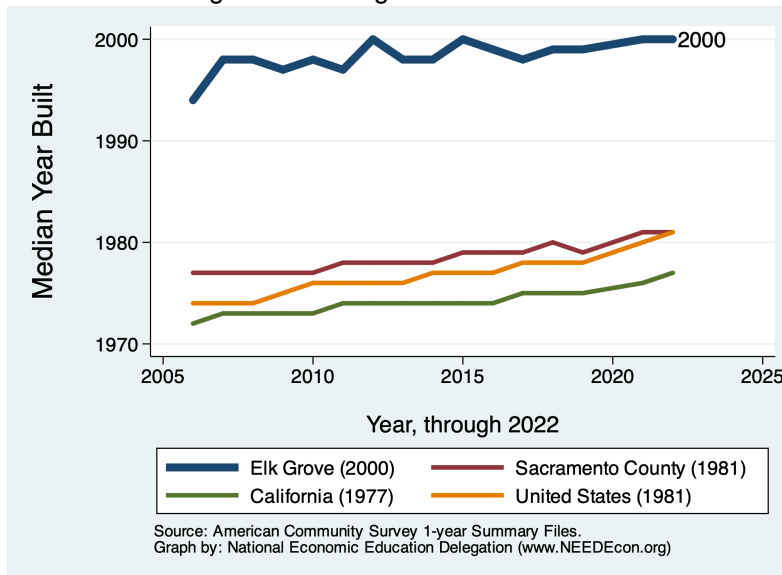


Figure 65: Vintage of All Residences



Occupation of Residential Housing

Why is it important?

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

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

Figure 66: Year Current Occupant Moved In

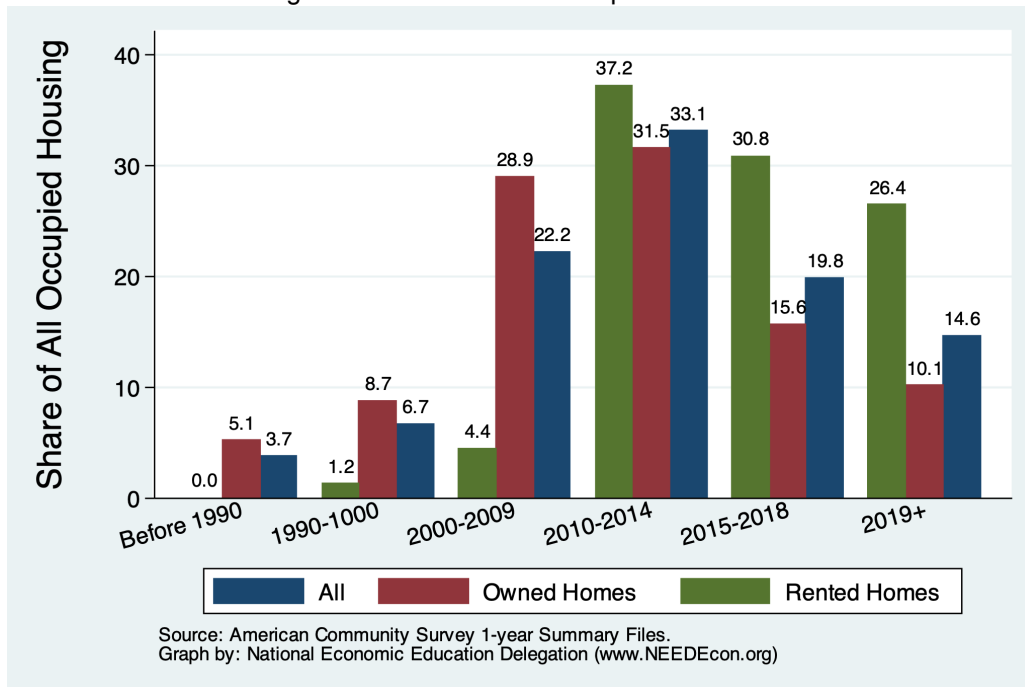


Figure 67: Year Occupied by Current Residents across Regions

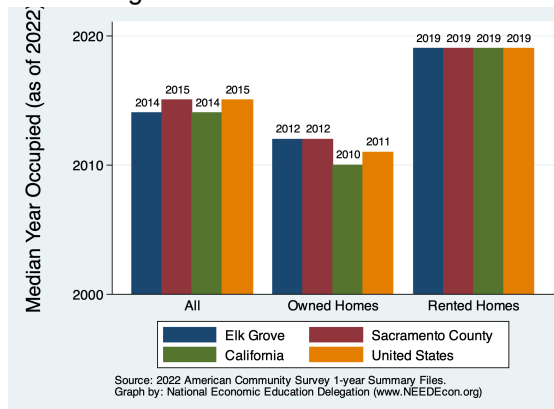


Figure 68: Year Occupied by Current Residents by Tenure

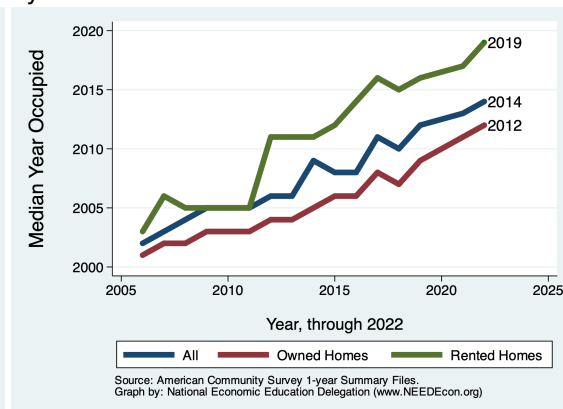


Figure 69: Year Occupied by Current Residents for Owned Housing

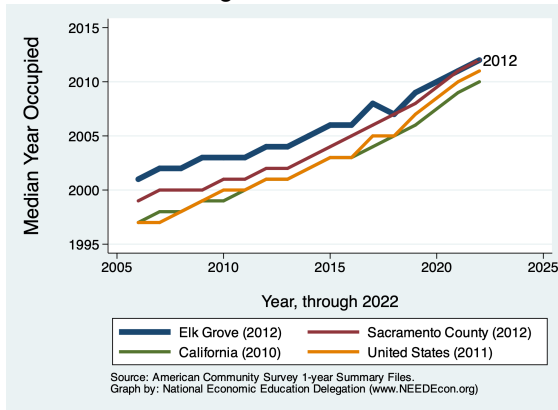


Figure 70: Year Occupied by Current Residents for Rented Housing

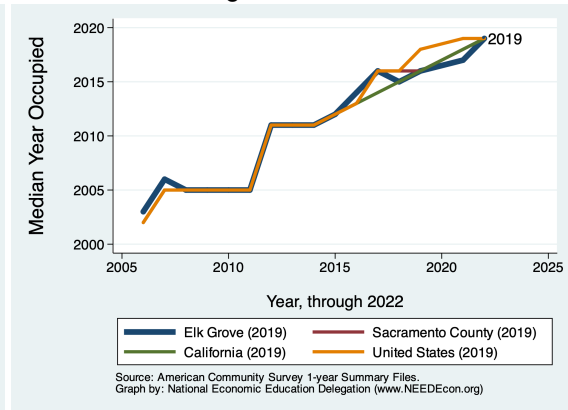
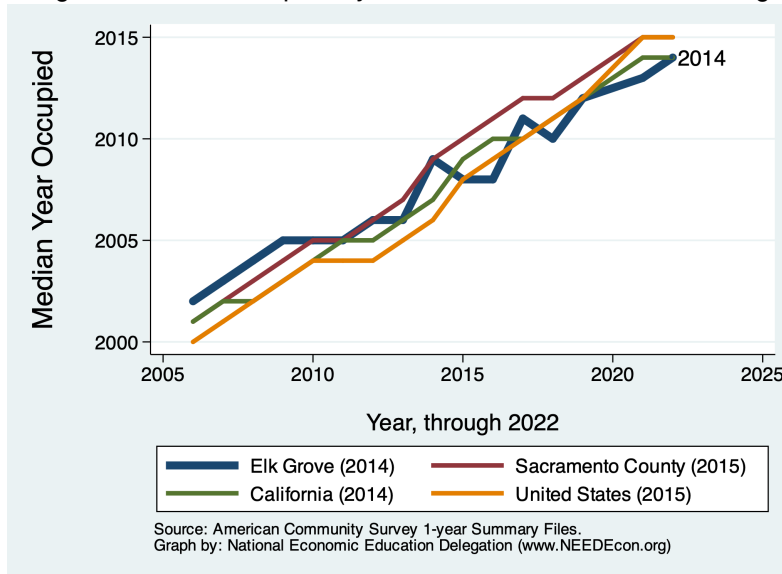


Figure 71: Year Occupied by Current Residents for All Housing



Residential Permitting

Definition:

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

Elk Grove - Ranking Among Comparables

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

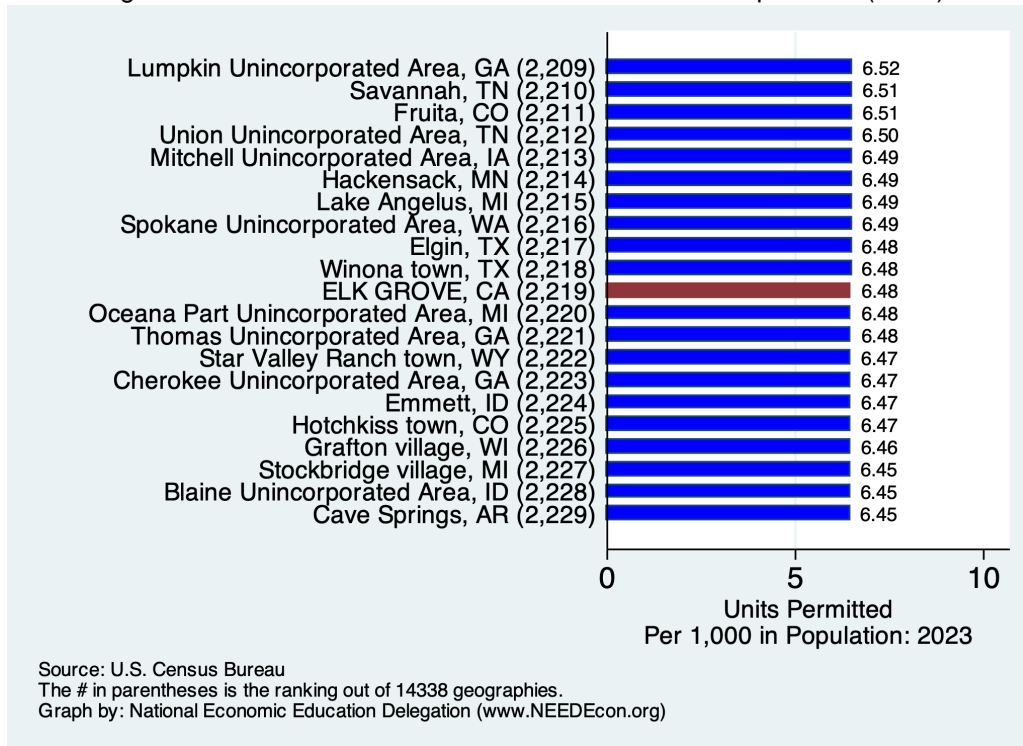
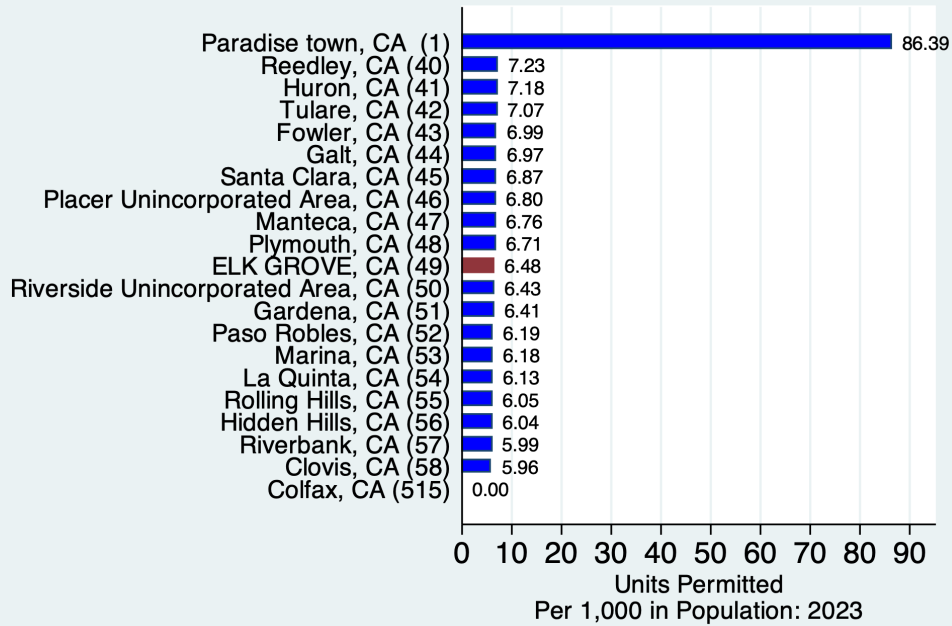
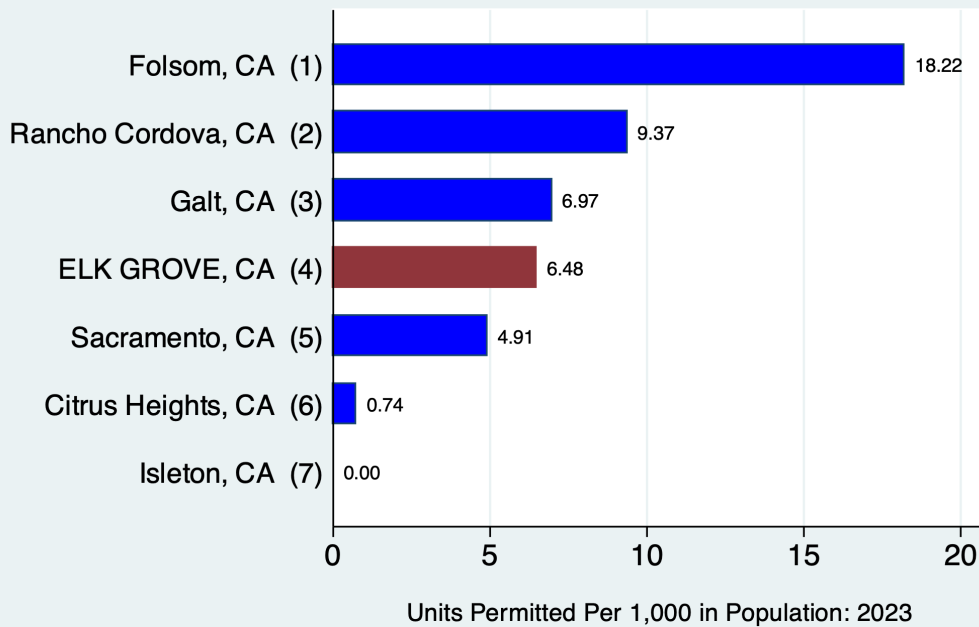


Figure 73: Number of Units Permitted - California Comparables (Rank)



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

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



Source: U.S. Census Bureau,
 The # in parentheses is the ranking out of 7 geographies.
 Graph by: National Economic Education Delegation (www.NEEDecon.org)

Elk Grove - Permitting Activity

Annual Units Permitted - Per Capita in Elk Grove

Figure 75: Units Permitted Each Year

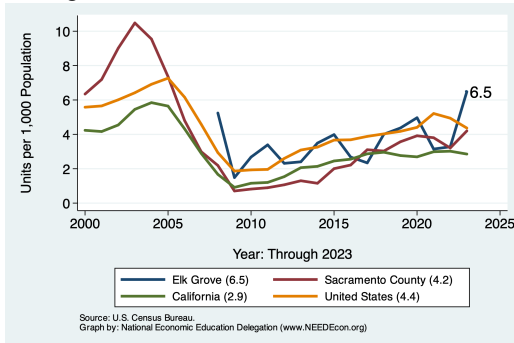
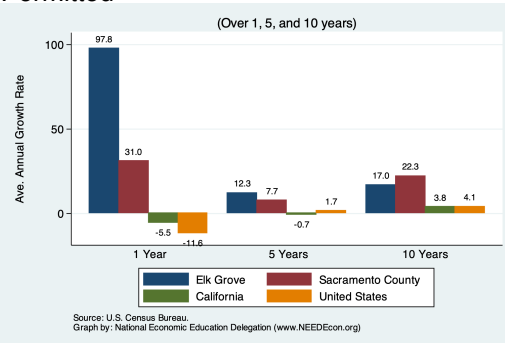


Figure 76: Average Annual Growth in Units Permitted



Annual Number of Buildings Permitted - Per Capita in Elk Grove

Figure 77: Units Permitted Each Year

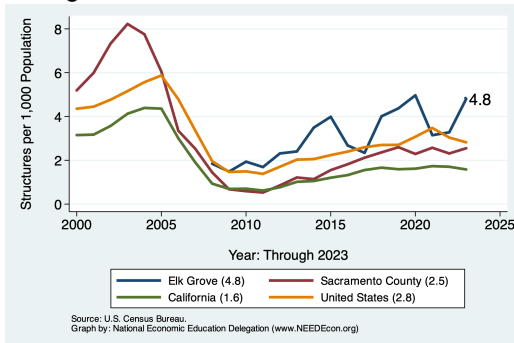
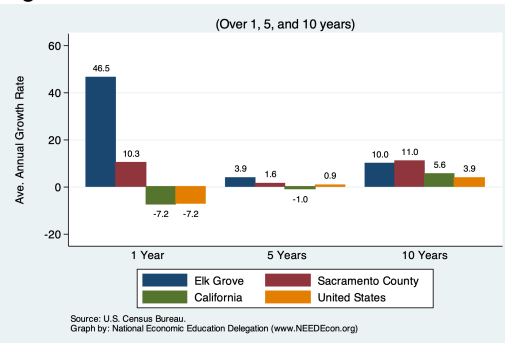


Figure 78: Average Annual Growth in Buildings Permitted



Annual Value of Property Permitted - Per Capita in Elk Grove

Figure 79: Value Permitted Each Year

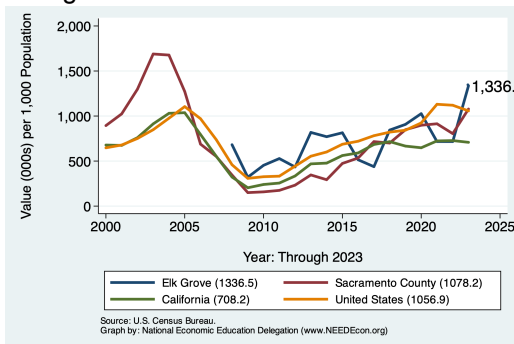
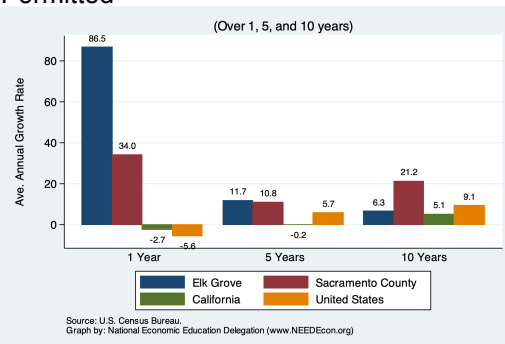


Figure 80: Average Annual Growth in Value Permitted



Commute Patterns

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

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

Mode of Transportation

Figure 81: Percent of Workers Commuting by Car Alone

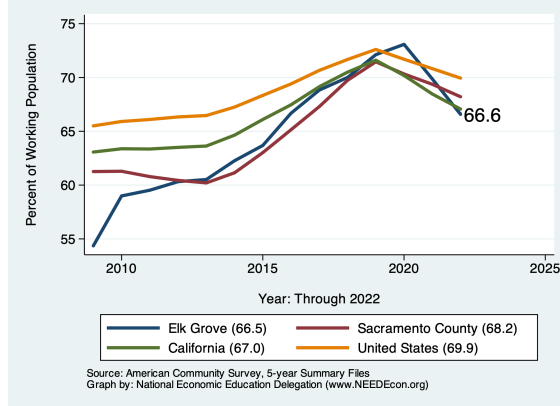


Figure 82: Percent of Workers Commuting by Carpool

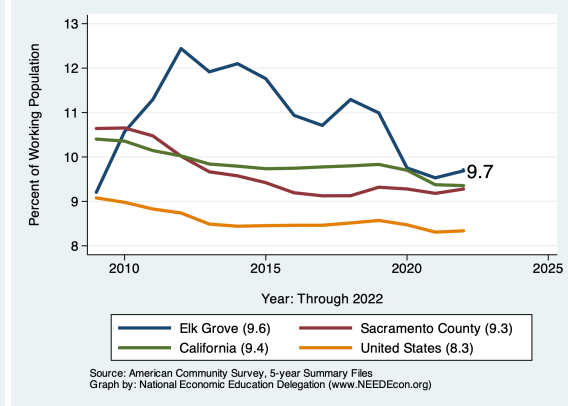


Figure 83: Percent of Workers using Public Transportation

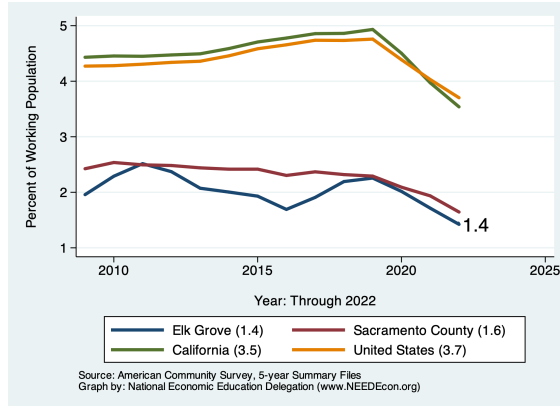
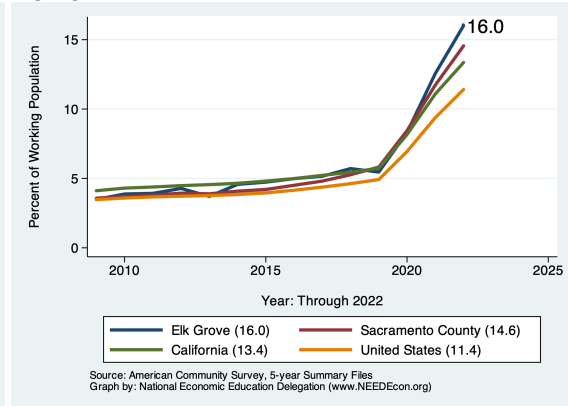


Figure 84: Percent of Workers Who Work From Home



The first table on this page presents data for those who LIVE in Elk Grove. The second provides data on those who work, but do not necessarily live in Elk Grove. 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:	33,445	75.1	30,714	75.1	64,159	76.3	78.0
Drove Alone	29,274	65.7	26,735	65.4	56,009	66.6	68.4
Carpooled:	4,171	9.4	3,979	9.7	8,150	9.7	9.5
In 2-person carpool	2,809	6.3	3,050	7.5	5,859	7.0	6.9
In 3-person carpool	703	1.6	588	1.4	1,291	1.5	1.5
In 4-or-more-person carpool	659	1.5	341	0.8	1,000	1.2	1.1
Public Transportation (excl Taxi):	610	1.4	587	1.4	1,197	1.4	3.6
Bus or Trolley Bus	407	0.9	313	0.8	720	0.9	2.3
Streetcar or Trolley Car	9	0.0	13	0.0	22	0.0	0.8
Subway or Elevated	95	0.2	84	0.2	179	0.2	0.3
Railroad	99	0.2	177	0.4	276	0.3	0.2
Ferryboat	0	0.0	0	0.0	0	0.0	0.1
Bicycle	142	0.3	6	0.0	148	0.2	0.7
Walked	326	0.7	209	0.5	535	0.6	2.4
Taxicab, Motorcycle, or other	629	1.4	567	1.4	1,196	1.4	1.7
Worked at Home	6,445	14.5	7,022	17.2	13,467	16.0	13.6
Total:	41,597	93.4	39,105	95.6	80,702	95.9	

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:	18,746	57.3	19,440	68.5	38,186	62.5	78.0
Drove Alone	16,319	49.9	16,563	58.3	32,882	53.8	68.5
Carpooled:	2,427	7.4	2,877	10.1	5,304	8.7	9.5
In 2-person carpool	1,796	5.5	2,041	7.2	3,837	6.3	6.9
In 3-person carpool	409	1.3	437	1.5	846	1.4	1.5
In 4-or-more-person carpool	222	0.7	399	1.4	621	1.0	1.1
Public Transportation (excl Taxi):	9	0.0	55	0.2	64	0.1	3.6
Bus or Trolley Bus	9	0.0	48	0.2	57	0.1	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	7	0.0	7	0.0	0.2
Ferryboat	0	0.0	0	0.0	0	0.0	0.1
Bicycle	161	0.5	58	0.2	219	0.4	0.7
Walked	255	0.8	335	1.2	590	1.0	2.4
Taxicab, Motorcycle, or other	370	1.1	487	1.7	857	1.4	1.7
Worked at Home	6,445	19.7	7,022	24.7	13,467	22.0	13.6
Total:	25,986	79.5	27,397	96.5	53,383	87.4	

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	240	0.6	63	0.2	303	0.4	2.1
5 to 9 minutes	1,184	2.8	2,512	6.7	3,696	4.7	7.8
10 to 14 minutes	3,139	7.5	2,646	7.1	5,785	7.3	12.4
15 to 19 minutes	5,236	12.6	5,698	15.2	10,934	13.9	15.4
20 to 24 minutes	2,906	7.0	4,522	12.1	7,428	9.4	14.8
25 to 29 minutes	2,583	6.2	2,341	6.2	4,924	6.3	6.4
30 to 34 minutes	5,741	13.8	5,108	13.6	10,849	13.8	15.2
35 to 39 minutes	1,221	2.9	565	1.5	1,786	2.3	2.9
40 to 44 minutes	2,346	5.6	1,287	3.4	3,633	4.6	4.1
45 to 59 minutes	4,172	10.0	2,316	6.2	6,488	8.2	8.2
60 to 89 minutes	458	1.1	1,487	4.0	1,945	2.5	7.2
90 or more minutes	2,517	6.1	913	2.4	3,430	4.4	3.6
Total:	31,743	76.3	29,458	78.6	61,201	77.7	

Source: 2022 1-year American Community Survey, Summary File

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

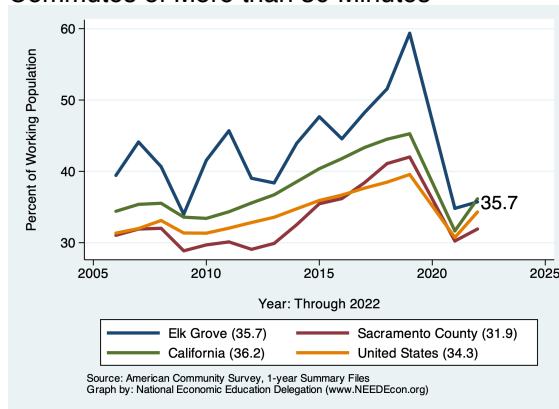


Figure 86: Percent of Employed Population With Commutes of More than 90 Minutes

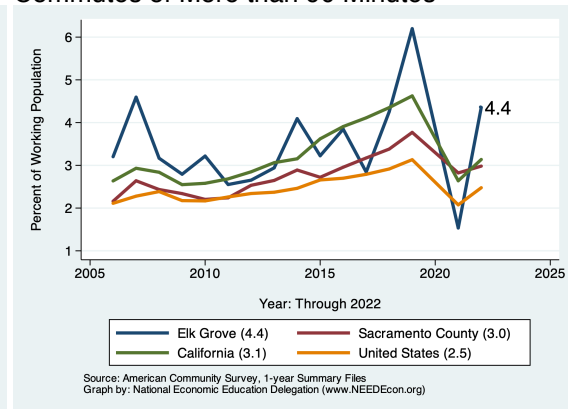
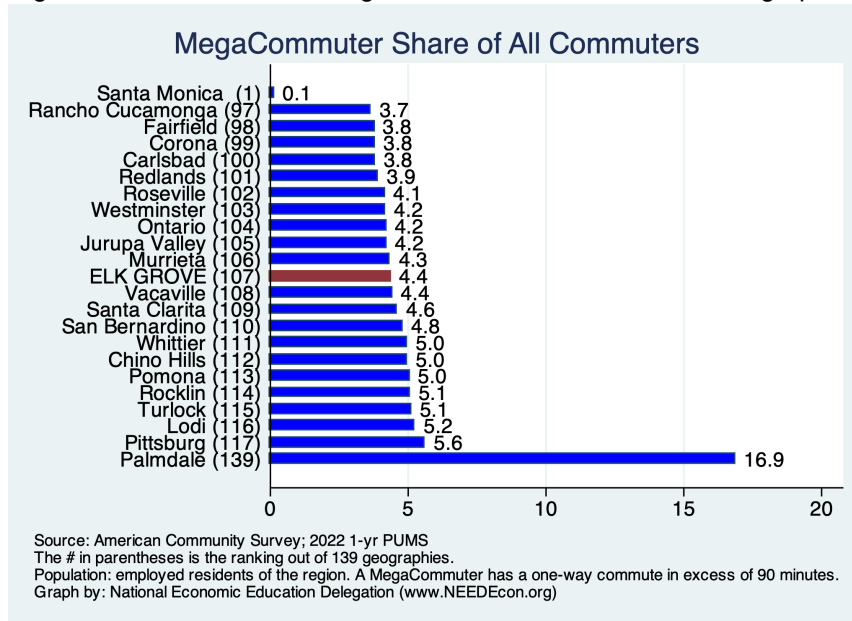


Figure 87: Rank: Share of MegaCommuters Across Similar Geographies



Commute Times for Those Employed in the City

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

Mode of Transit	Male		Female		All Workers		All of CA (%)
	#	(%)	#	(%)	#	(%)	
Less than 5 minutes	335	1.5	527	2.4	862	2.0	2.1
5 to 9 minutes	1,551	6.9	2,033	9.1	3,584	8.3	7.8
10 to 14 minutes	2,760	12.3	2,636	11.8	5,396	12.5	12.4
15 to 19 minutes	4,271	19.0	4,539	20.3	8,810	20.4	15.3
20 to 24 minutes	2,215	9.9	2,844	12.7	5,059	11.7	14.8
25 to 29 minutes	1,545	6.9	1,822	8.1	3,367	7.8	6.4
30 to 34 minutes	2,425	10.8	2,873	12.8	5,298	12.3	15.2
35 to 39 minutes	526	2.3	727	3.2	1,253	2.9	2.9
40 to 44 minutes	902	4.0	421	1.9	1,323	3.1	4.1
45 to 59 minutes	1,593	7.1	743	3.3	2,336	5.4	8.2
60 to 89 minutes	599	2.7	365	1.6	964	2.2	7.2
90 or more minutes	641	2.9	62	0.3	703	1.6	3.6
Total:	19,363	86.2	19,592	87.5	38,955	90.4	

Source: 2022 1-year American Community Survey, Summary File

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

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

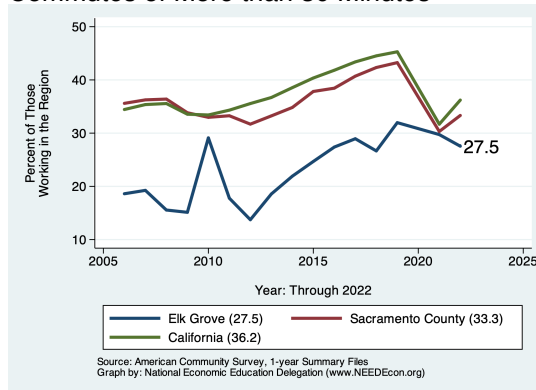


Figure 89: Percent of Local Employees With Commutes of More than 90 Minutes

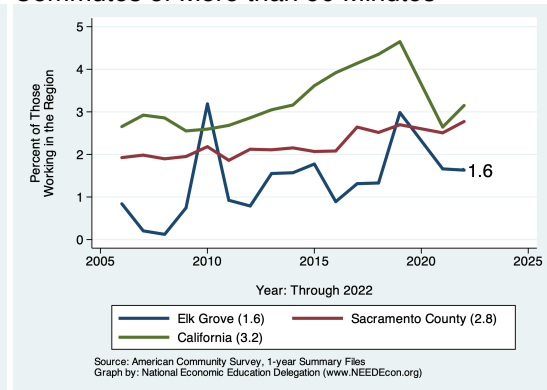
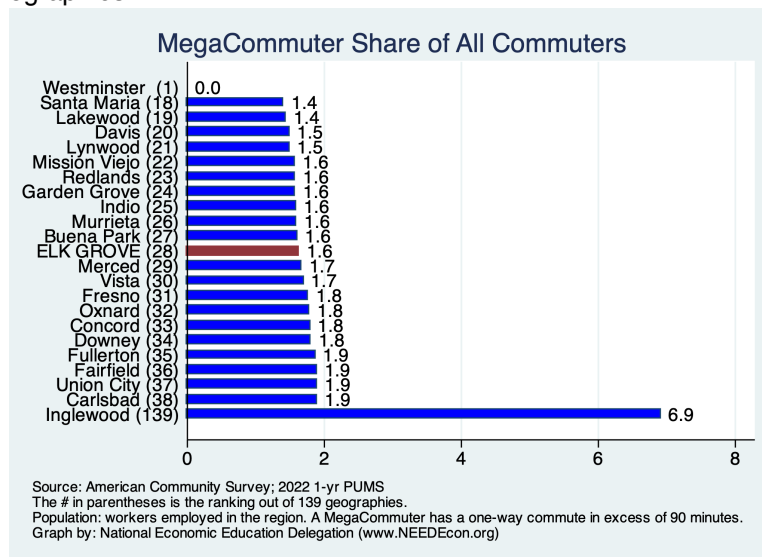


Figure 90: Rank: Share of MegaCommuters Across Similar Geographies



Place of Work

This section provides evidence on where workers living in Elk Grove work. As evidenced in the first table, some of Elk Grove’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 Elk Grove 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:	39,223	88.0	40,699	99.5	79,922	95.0	99.6
Worked in county of residence	31,936	71.7	37,516	91.7	69,452	82.6	85.3
worked outside of county of residence	7,287	16.4	3,183	7.8	10,470	12.4	14.3
Worked outside state of residence	98	0.2	128	0.3	226	0.3	0.4
Total:	39,321	88.3	40,827	99.8	80,148	95.3	

Source: 2022 1-year American Community Survey, Summary File

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

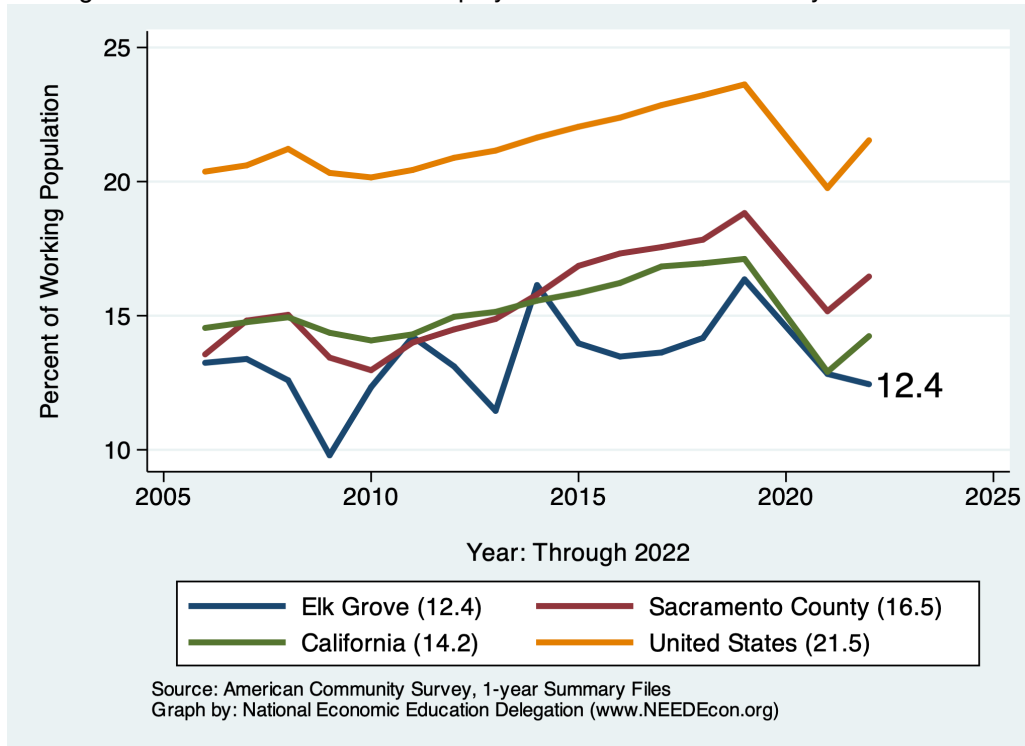
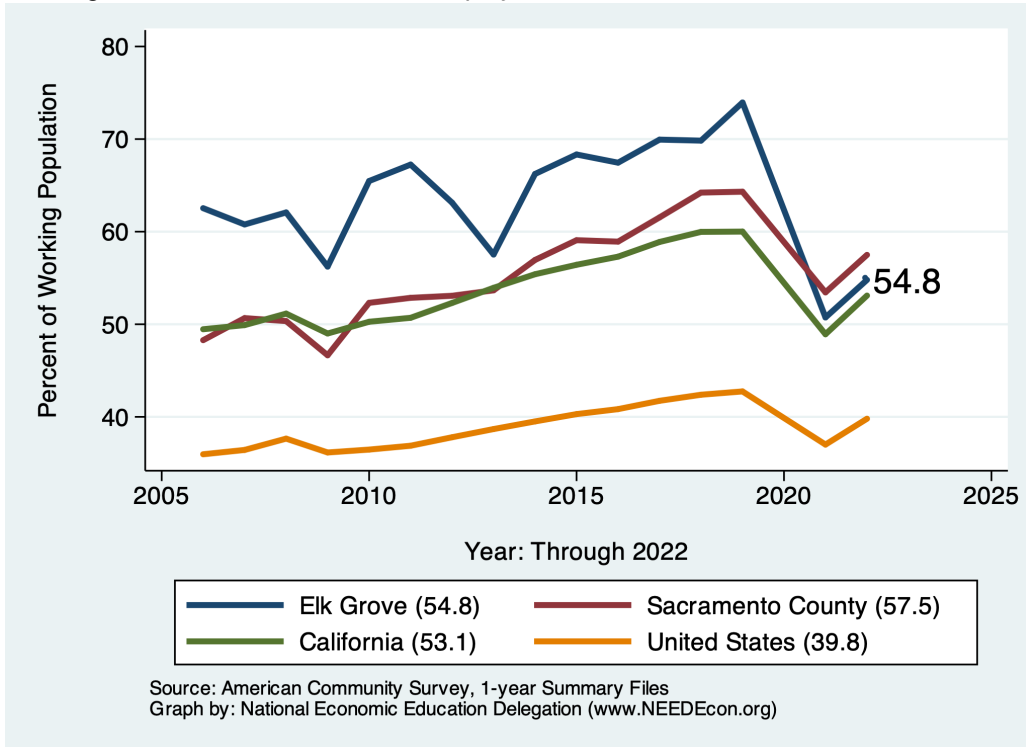


Table 11. SEX OF WORKERS BY PLACE OF WORK-PLACE LEVEL

Place of Work	Male		Female		All Workers		All of CA (%)
	#	(%)	#	(%)	#	(%)	
Living in a place:	39,321	88.3	40,827	99.8	80,148	95.3	95.8
Worked in place of residence	14,186	31.8	19,867	48.6	34,053	40.5	42.3
Worked outside place of residence	25,135	56.4	20,960	51.3	46,095	54.8	53.4
Not living in a place	0	0.0	0	0.0	0	0.0	4.2
Total:	39,321	88.3	40,827	99.8	80,148	95.3	

Source: 2022 1-year American Community Survey, Summary File

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



Commute Mode by Income

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

	City			United States	
	Median	California Median	Ratio	Median	Ratio
Car, truck, or van - drove alone	51,937	48,335	100.7	45,677	99.1
Car, truck, or van - carpooled	42,842	35,926	111.7	34,518	108.2
Public transportation (excluding taxicab)	50,082	34,625	135.5	41,443	105.4
Walked	30,049	30,552	92.1	27,247	96.2
Taxicab, motorcycle, bicycle, or other means	36,769	40,631	84.8	36,218	88.5
Worked from home	68,345	79,738	80.3	69,180	86.1
Total:	53,173	49,818	106.7	46,365	114.7

Source: 2022 1-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	12,451	48.7	17,239	56.7	21,294	68.1	56,009	66.6	68.4
Car, Truck, or Van: Carpooled	2,349	9.2	2,451	8.1	2,499	8.0	8,150	9.7	9.5
Public Transportation (excl Taxi)	217	0.8	536	1.8	381	1.2	1,197	1.4	3.6
Walked	251	1.0	109	0.4	54	0.2	535	0.6	2.4
Taxicab, Motorcycle, or other	480	1.9	401	1.3	304	1.0	1,344	1.6	2.4
Worked at Home	2,569	10.1	3,411	11.2	6,725	21.5	13,465	16.0	13.6
Total:	18,317	71.7	24,147	79.4	31,257		80,700	95.9	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	10,245	57.6	10,171	55.3	7,976	44.6	32,882	53.8	68.5
Car, Truck, or Van: Carpooled	2,560	14.4	908	4.9	950	5.3	5,304	8.7	9.5
Public Transportation (excl Taxi)	64	0.4	0	0.0	0	0.0	64	0.1	3.6
Walked	319	1.8	140	0.8	56	0.3	590	1.0	2.4
Taxicab, Motorcycle, or other	430	2.4	344	1.9	212	1.2	1,076	1.8	2.4
Worked at Home	2,569	14.5	3,411	18.5	6,725	37.6	13,465	22.0	13.6
Total:	16,187	91.1	14,974	81.4	15,919	89.1	53,381	87.4	

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	1,954	41.9	1,244	32.4	44,723	59.1	47,921	59.4	65.8
Car, Truck, or Van: Carpooled	240	5.1	1,306	34.1	9,519	12.6	11,065	13.7	9.8
Public Transportation (excl Taxi)	70	1.5	0	0.0	439	0.6	509	0.6	2.6
Walked	2	0.0	0	0.0	194	0.3	196	0.2	2.1
Taxicab, Motorcycle, or other	263	5.6	0	0.0	1,247	1.6	1,510	1.9	2.4
Worked at Home	404	8.7	1,284	33.5	17,259	22.8	18,947	23.5	17.2
Total:	2,933	62.9	3,834		73,381	97.0	80,148	99.3	

Source: 2022 1-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	1,630	38.1	1,222	31.4	28,360	55.9	31,212	54.0	65.8
Car, Truck, or Van: Carpooled	983	23.0	1,385	35.6	3,415	6.7	5,783	10.0	9.8
Public Transportation (excl Taxi)	70	1.6	0	0.0	0	0.0	70	0.1	2.6
Walked	138	3.2	0	0.0	347	0.7	485	0.8	2.1
Taxicab, Motorcycle, or other	0	0.0	0	0.0	1,311	2.6	1,311	2.3	2.4
Worked at Home	404	9.5	1,284	33.0	17,259	34.0	18,947	32.8	17.2
Total:	3,225	75.4	3,891		50,692		57,808		100.0

Source: 2022 1-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 Elk Grove is a net recipient (migration inflows) or donor (mi-

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

Figure 93: Overall Movements of Residents

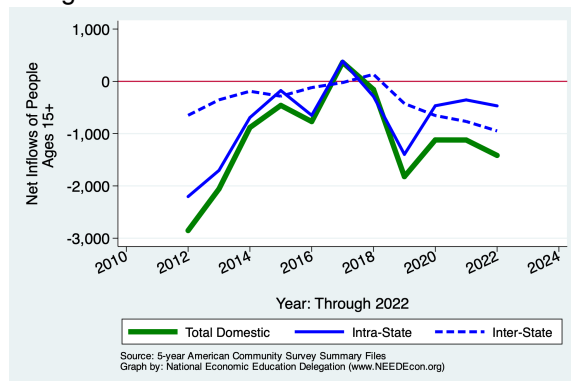


Table 17: Migration by Income

Category	Population	Net Inflows				
		All Migration	Same State		Across States	From Abroad
			W/in County	Between Counties		
No income	23,043	-412	92	-564	-35	95
With income	120,719	1,635	484	1,729	-835	257
\$1 to \$9,999 or less	16,360	-404	238	-498	-247	103
\$10,000 to \$14,999	10,315	278	-1	324	-45	0
\$15,000 to \$24,999	12,091	1,146	888	156	102	0
\$25,000 to \$34,999	10,065	-895	-1,049	16	31	107
\$35,000 to \$49,999	15,920	-58	-198	125	15	0
\$50,000 to \$64,999	14,538	922	475	344	56	47
\$65,000 to \$74,999	6,653	376	-65	500	-59	0
\$75,000 or more	34,777	270	196	762	-688	0
All:	143,762	1,223	576	1,165	-870	352

Source: 2022 1-year American Community Survey, Summary File

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

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

Figure 94: Overall Movements of Low Income Residents

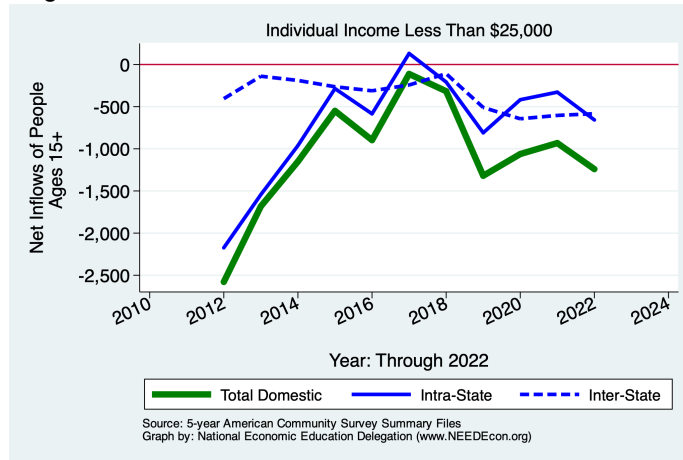


Figure 95: Overall Movements of Middle Income Residents

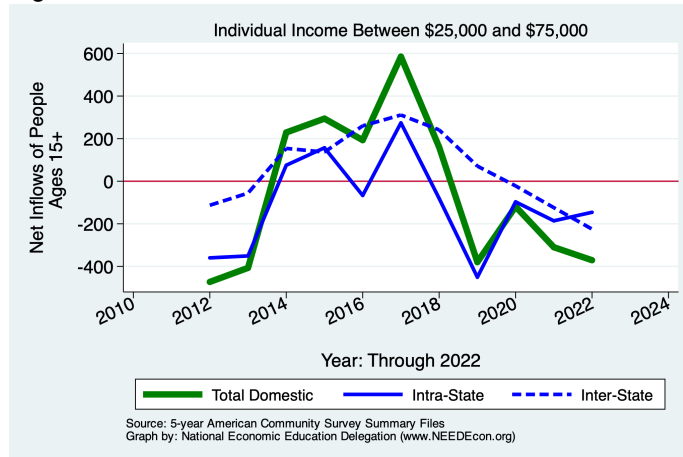
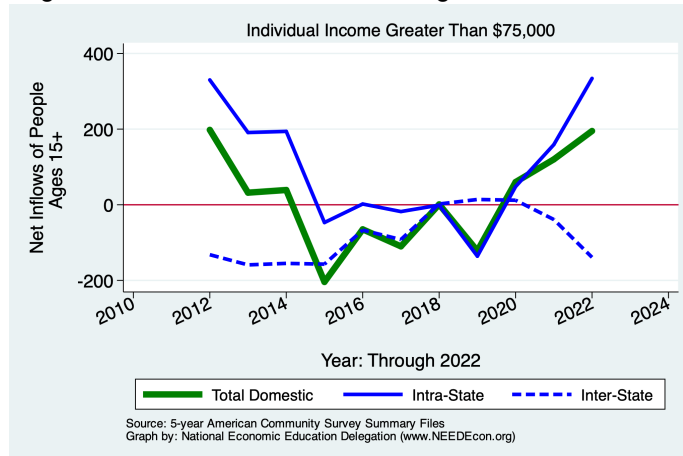


Figure 96: Overall Movements of High Income Residents



Demographics of Migration Flows

Table 18: Migration by Marital Status

Category	Population	All Migration	Net Inflows			
			Same State			From Abroad
			W/in County	Between Counties	Across States	
Never married	47,446	-2,432	-1,219	-1,246	-70	103
Now married, except separated	73,520	2,885	2,047	1,357	-719	200
Divorced	14,072	449	-261	791	-81	0
Separated	2,352	-19	-161	142	0	0
Widowed	6,372	340	170	121	0	49
Total:	143,762	1,223	576	1,165	-870	352

Source: 2022 1-year American Community Survey, Summary File

Table 19: Migration by Tenure

Category	Population	All Migration	Net Inflows			
			Same State			From Abroad
			W/in County	Between Counties	Across States	
Householder lived in owner-occupied housing units	128,692	4,619	577	4,424	-641	259
Householder lived in renter-occupied housing units	45,258	400	580	-228	-140	188
Total:	173,950	5,019	1,157	4,196	-781	447

Source: 2022 1-year American Community Survey, Summary File

Figure 97: Domestic Movements of Residents by Tenure

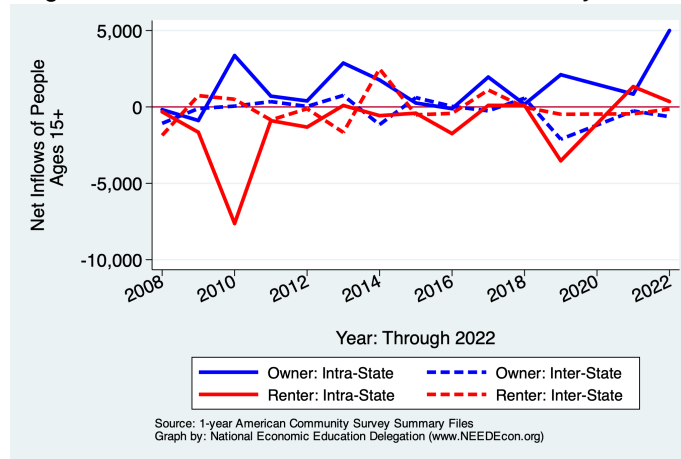


Table 20: Migration by Age

Category	Population	Net Inflows				
		All Migration	Same State			From Abroad
			W/in County	Between Counties	Across States	
1 to 4 years	8,280	464	179	99	142	44
5 to 17 years	35,637	982	317	503	-13	175
18 and 19 years	4,683	-1,024	-226	-674	-148	24
20 to 24 years	9,117	-925	-309	-549	-104	37
25 to 29 years	9,555	178	-68	196	-10	60
30 to 34 years	10,217	84	99	27	-54	12
35 to 39 years	12,476	478	100	394	-62	46
40 to 44 years	13,488	-198	-116	-73	-92	83
45 to 49 years	13,499	220	-38	163	-79	174
50 to 54 years	12,493	133	-56	214	-25	0
55 to 59 years	11,652	308	29	287	-8	0
60 to 64 years	9,930	-9	-83	181	-107	0
65 to 69 years	8,315	61	125	-37	-67	40
70 to 74 years	6,432	-6	-8	14	-22	10
75 years and over	8,637	60	11	126	-115	38
Total Population:	174,411	806	-44	871	-764	743

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

Table 21: Migration by Educational Attainment

Category	Population	Net Inflows				
		All Migration	Same State			From Abroad
			W/in County	Between Counties	Across States	
Less than high school graduate	12,765	360	288	170	-205	107
High school graduate (includes equiv)	21,766	831	-115	848	98	0
Some college or assoc. degree	40,619	524	-364	1,179	-291	0
Bachelor's degree	31,679	663	760	387	-533	49
Graduate or professional degree	14,060	903	470	271	69	93
Total:	120,889	3,281	1,039	2,855	-862	249

Source: 2022 1-year American Community Survey, Summary File

Table 22: Median Income of Migration Flows

Flow	In-Migration	Out-Migration
Same House 1 Year Ago	44,870	44,870
Moved Within Same County	45,957	41,383
Moved to Different County, Same State	47,281	12,864
Moved Between States	37,718	76,183
Moved from Abroad	25,596	
Total Population:	45,003	43,866

Source: 2022 1-year American Community Survey, Summary File

Table 23: Median Age of Migration Flows

Flow	In-Migration	Out-Migration
Same House 1 Year Ago	41.4	41.4
Moved Within Same County	35.5	31.8
Moved to Different County, Same State	25.3	21.2
Moved Between States	24.4	47.5
Moved from Abroad	28.2	
Total Population:	39.6	39.8

Source: 2022 1-year American Community Survey, Summary File

References and Sources

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

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

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

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

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

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

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

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