

Emeryville, California

Indicators Report

by
The National Economic Education Delegation (NEED)

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Exploring the economics, demographics, and well-being of Emeryville 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 Emeryville (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 Emeryville. These indicators are compared to Alameda County (the County) as a whole, a broader region where one is well defined, California, and the United States.

This report is vital for understanding trends in the underlying economy. It does not provide forecasts, but Rob Eyler and Jon Haveman at Economic Forensics and Analytics are available to provide them if that is of interest.

Topics Covered:

- **Demographics:** A detailed snapshot of Emeryville 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 Emeryville 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 Emeryville, 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 Emeryville, but do not necessarily live in Emeryville.
- **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 Emeryville's population are fundamental indicators of the city's growth potential.

A Demographic Snapshot

Statistic	2022	2019
POPULATION		
Population Estimate (#, 5yr)	12,840.0	11,899.0
Veterans (#, 5yr)	457.0	376.0
Foreign born persons (% , 5yr)	32.9	30.0
Population age 25+ (#, 5yr)	10,786.0	10,072.0
AGE AND SEX		
Persons under 5 years (% , 5yr)	3.7	3.7
Persons under 18 years (% , 5yr)	7.7	8.3
Persons 65 years and over (% , 5yr)	12.0	12.8
Female persons (% , 5yr)	50.6	50.6
INCOME AND POVERTY		
Median household income (\$, 5yr)	114,345.0	102,725.0
Per capita income in past 12 months (\$, 5yr)	83,173.0	68,755.0
Persons in poverty (% , 5yr)	12.2	13.9
Children age less than 18 in poverty (#, 5yr)	141.0	233.0
Children age less than 18 in poverty (% , 5yr)	14.4	23.9
RACE AND ETHNICITY		
White alone (% , 5yr)	39.7	44.6
African American alone (% , 5yr)	17.7	15.1
American Indian or Alaska Native alone (% , 5yr)	0.4	0.5
Asian alone (% , 5yr)	30.3	28.8
Native Hawaiian and Other Pacific Islander alone (% , 5yr)	0.5	0.5
Two or More Races (% , 5yr)	7.7	7.4
Hispanic or Latino (% , 5yr)	9.3	9.6
White alone, not Hispanic or Latino (% , 5yr)	35.9	40.3
HOUSING		
Housing units (#, 5yr)	8,033.0	7,140.0
Owner-occupied housing units (% , 5yr)	30.2	34.2
Median value of owner-occupied housing units (\$, 5yr)	625,100.0	489,400.0
Median selected monthly owner costs-with a mortgage (\$, 5yr)	2,916.0	2,484.0
Median selected monthly owner costs-without a mortgage (\$, 5yr)	1,074.0	773.0
Median gross rent (\$, 5yr)	2,840.0	2,380.0
FAMILIES AND LIVING ARRANGEMENTS		
Households (#, 5yr)	7,233.0	6,568.0
Persons per household (#, 5yr)	1.8	1.8
Living in same house 1 year ago, % of persons age 1+ (5yr)	73.5	72.3
EDUCATION		
High school graduate or higher, % of persons age 25+ (5yr)	97.5	96.8
Bachelor's degree or higher, % of persons age 25+ (5yr)	72.6	71.5
HEALTH		
With a disability, under age 65 years (#, 5yr)	509.0	525.0
Persons without health insurance, under age 65 years (% , 5yr)	3.5	3.2
LABOR FORCE		
In civilian labor force, persons age 16+ (% , 5yr)	77.3	73.5
In civilian labor force, women age 16+ (% , 5yr)	75.3	66.1
Employed, persons age 16+ (% , 5yr)	72.3	69.5
Self employed (% , 5yr)	11.8	10.9
TRANSPORTATION		
Mean travel time to work, workers age 16+ (Mins., 5yr)	24.0	32.7
Drive alone in private vehicle (% , 5yr)	36.5	45.4
Using public transportation (% , 5yr)	25.0	41.2
Worked from home (% , 5yr)	29.8	6.8

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
City				
Emeryville	12,610	1.06	1.30	6.23
County and Broader Regions				
Alameda County	1,636,194	-0.49	-1.62	-1.25
Bay Area	7,548,792	-0.45	-2.58	-2.62
California	38,940,231	-0.35	-1.79	-2.01

Source: CA DOF; Calculations by National Economic Education Delegation

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

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

Source: CA DOF; Calculations by National Economic Education Delegation

Figure 1: Population Growth (1)

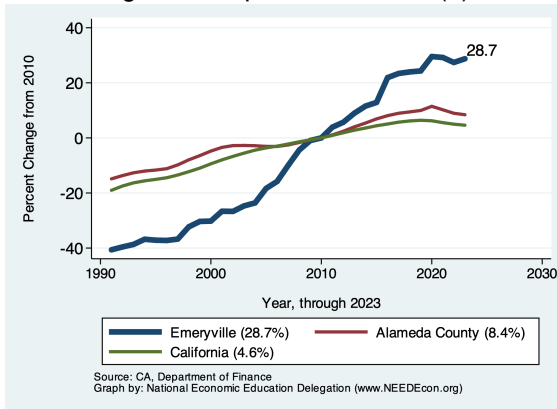


Figure 2: Population Growth (2)

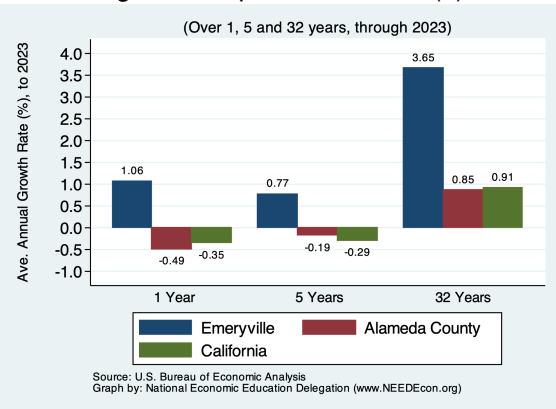


Figure 3: Population by Age - Detailed Age Categories

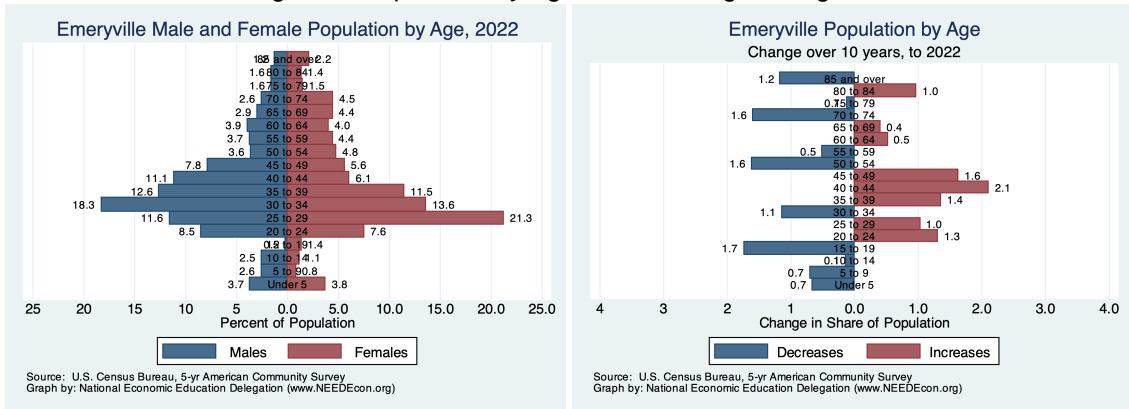


Figure 4: Population by Age - Broad Age Categories

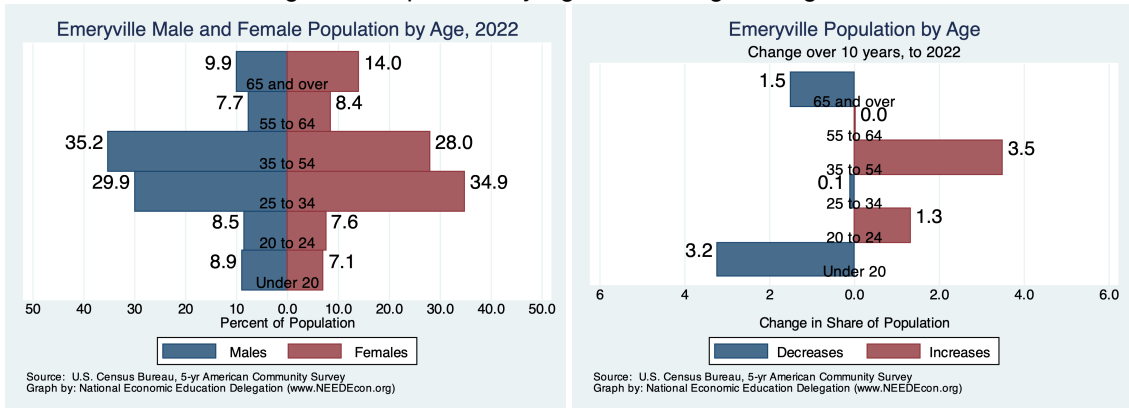


Figure 5: Population by Educational Attainment

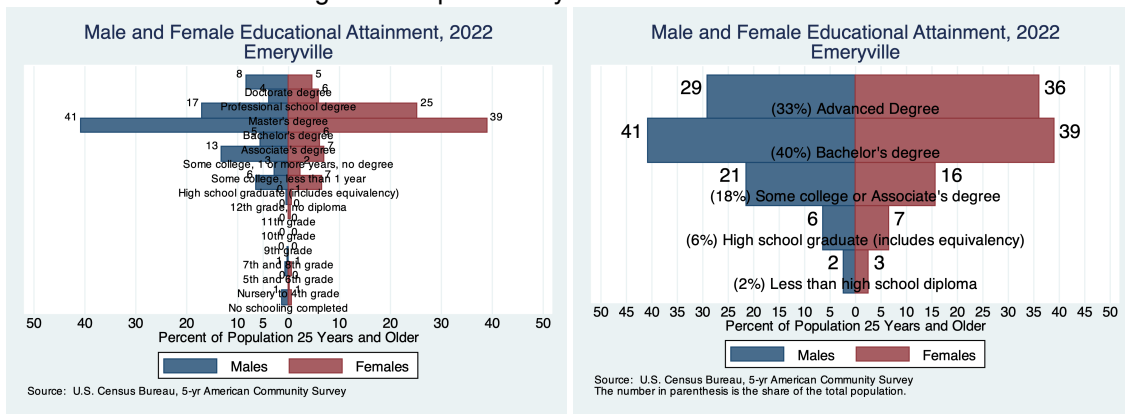


Figure 6: Population by Race/Ethnicity

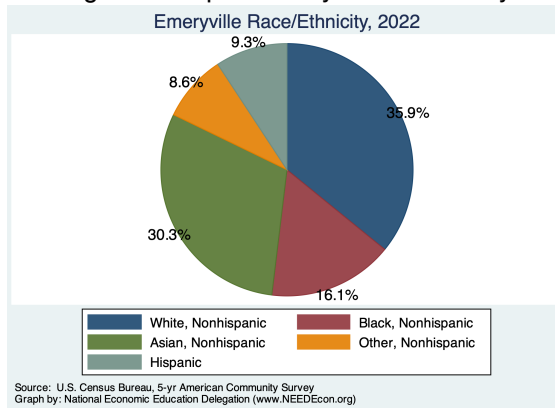
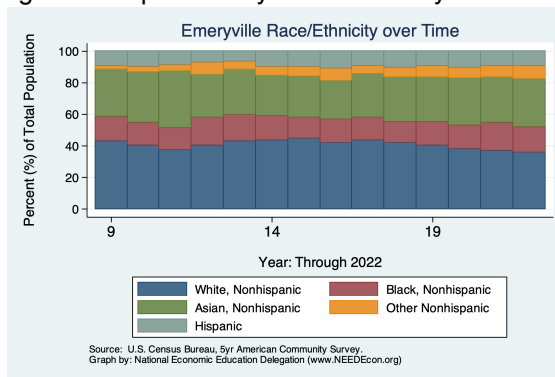


Figure 7: Population by Race/Ethnicity Over Time



Employment Report

Citywide Employment and Unemployment

Definition:

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

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

Why is it important?

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

Table 3. Emeryville Summary for March, 2024

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

Source: EDD, National Economic Education Delegation

Figure 8: Historical Employment and Unemployment - Last 12 Months



Figure 9: Employment and Unemployment - Last 12 Months



Figure 10: Relative Employment Growth Across Regions - since 2010

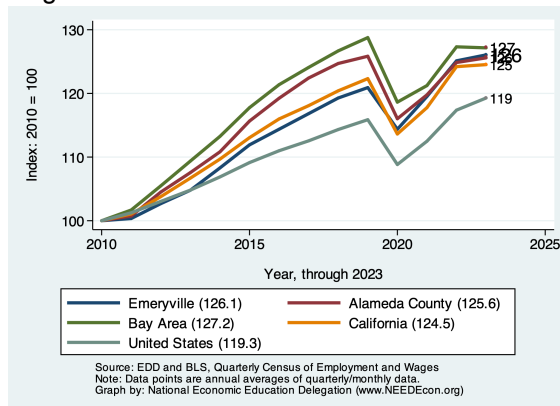
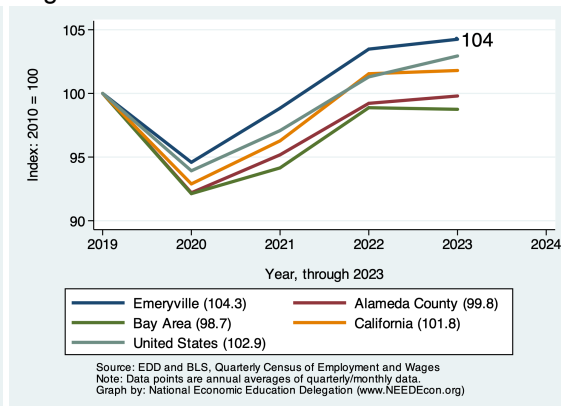


Figure 11: Relative Employment Growth Across Regions - since 2019



County Employment by Industry

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

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

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

Source: EDD, National Economic Education Delegation (NEED)

Some Employee Detail

Employed in Emeryville

Figure 12: Employment by Occupation

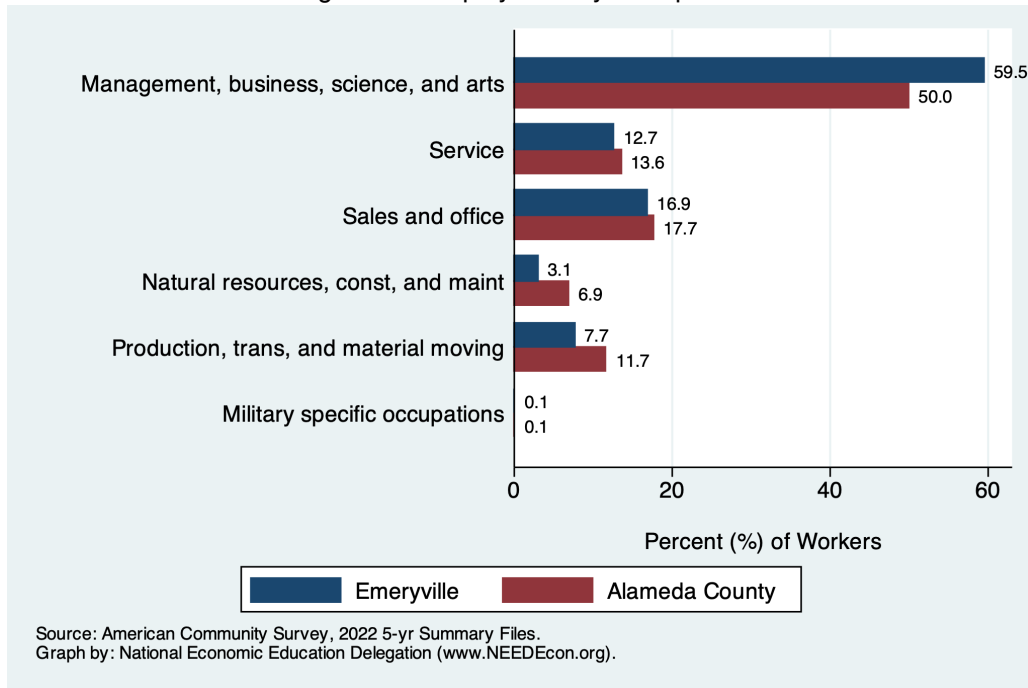


Figure 13: Employment by Industry

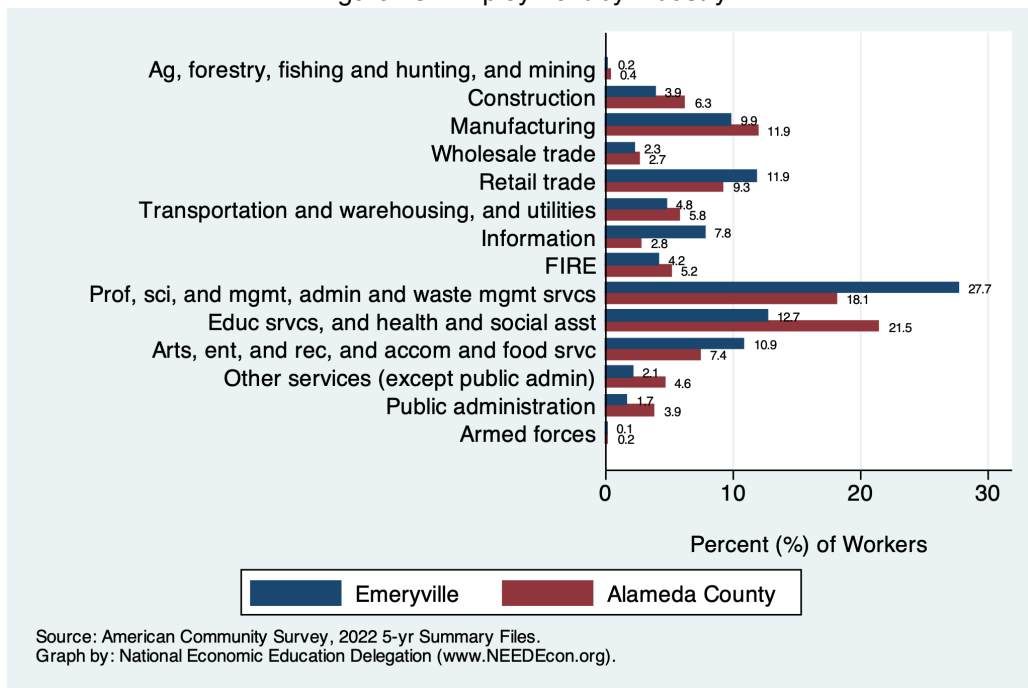


Figure 14: Language Spoken at Home

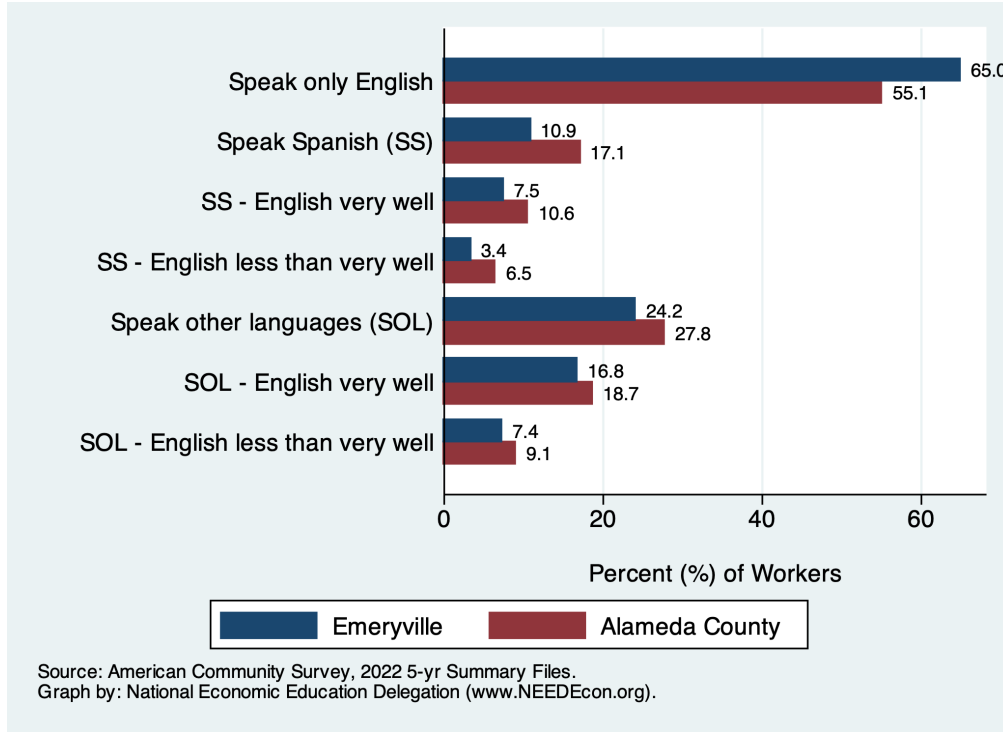
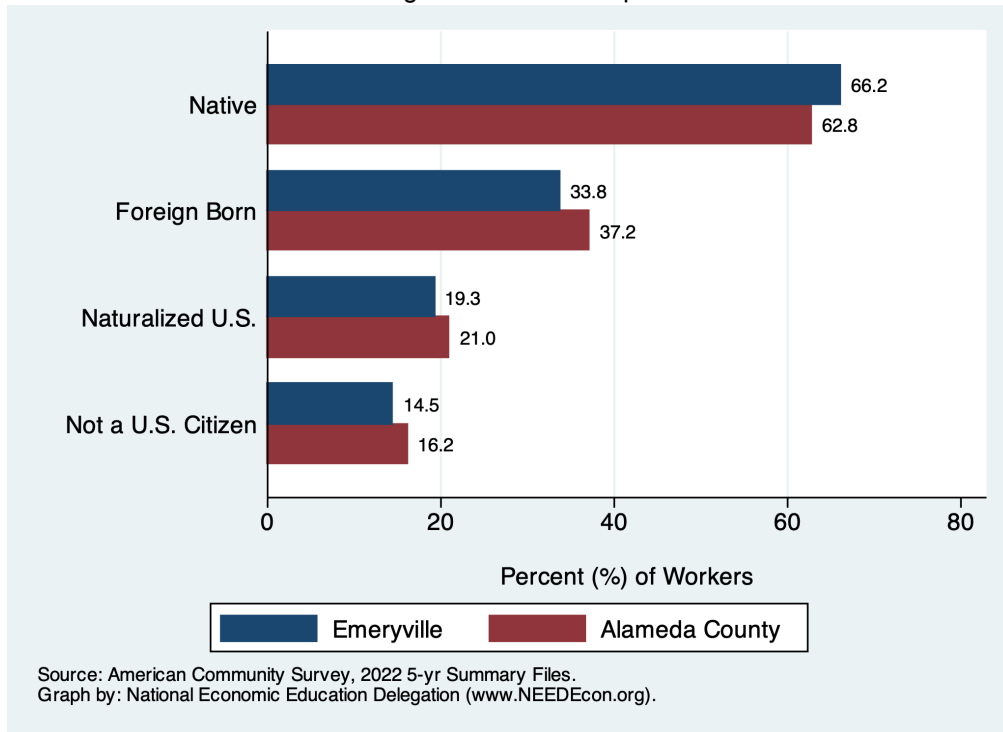


Figure 15: Citizenship



Employed Residents of Emeryville

Figure 16: Employment by Occupation

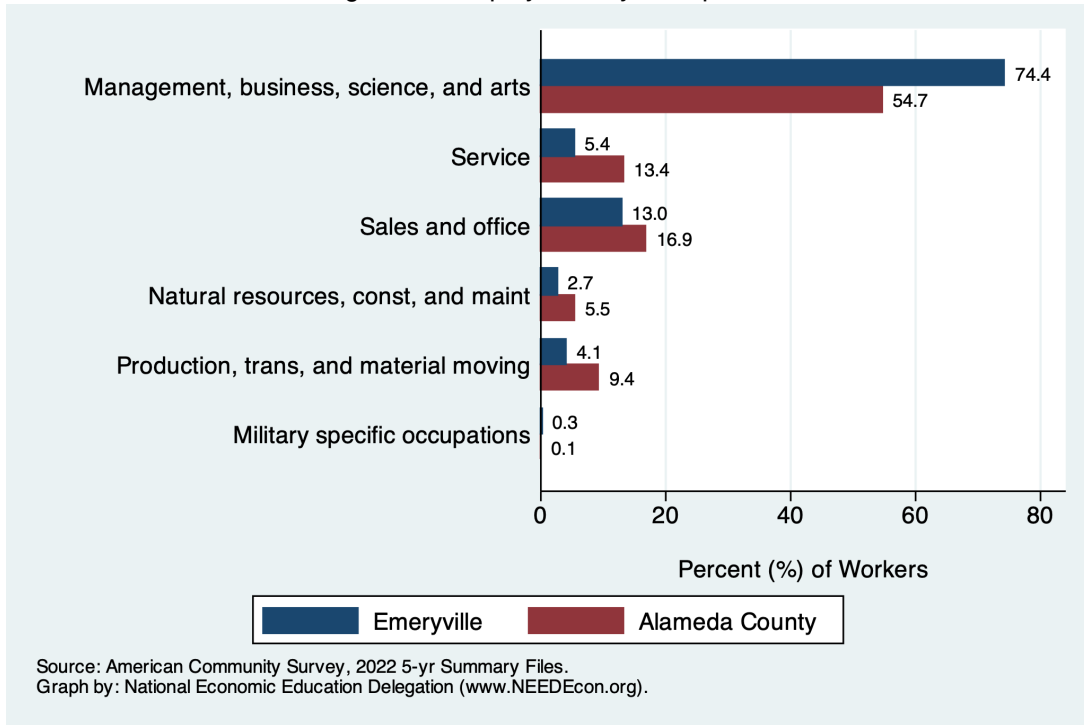


Figure 17: Employment by Industry

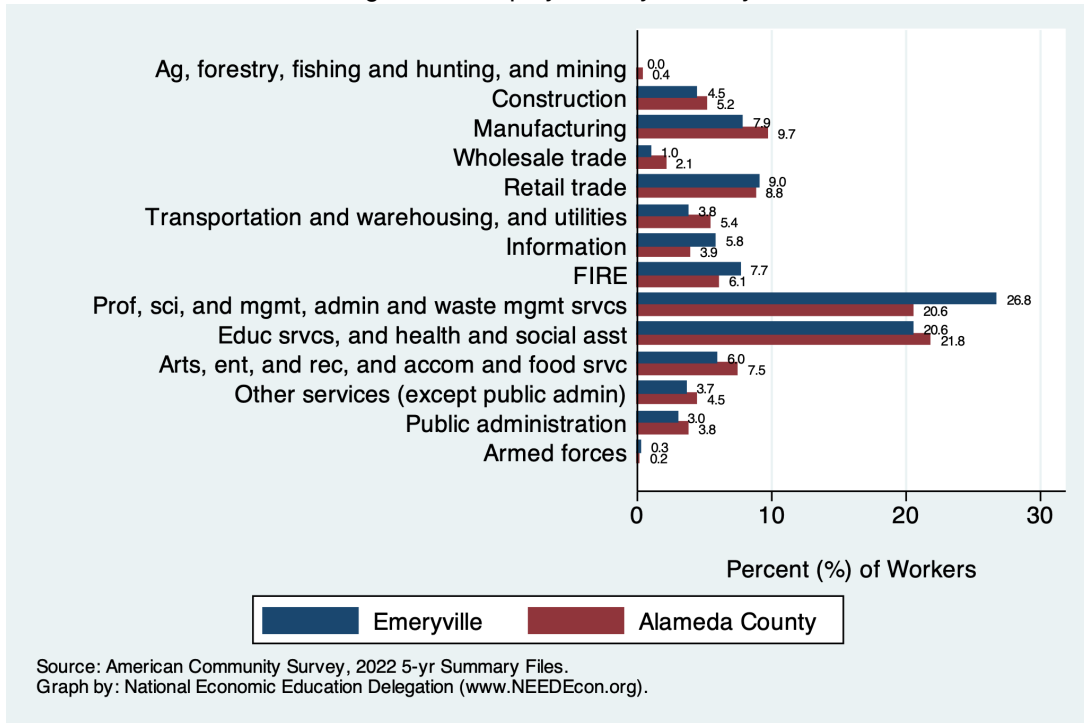


Figure 18: Language Spoken at Home

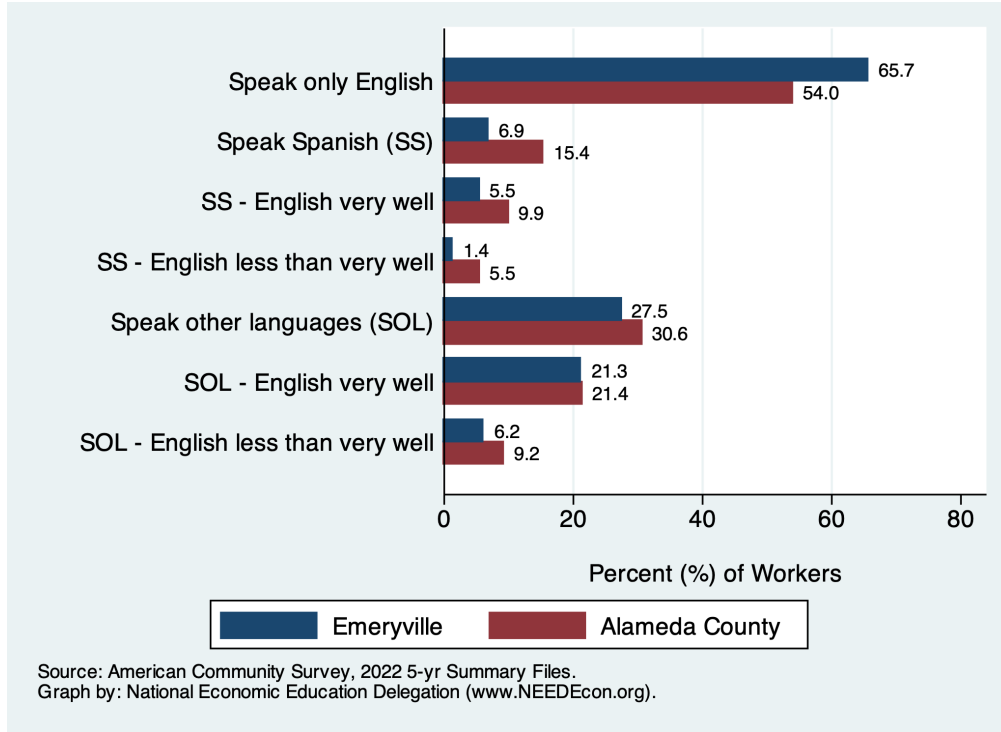
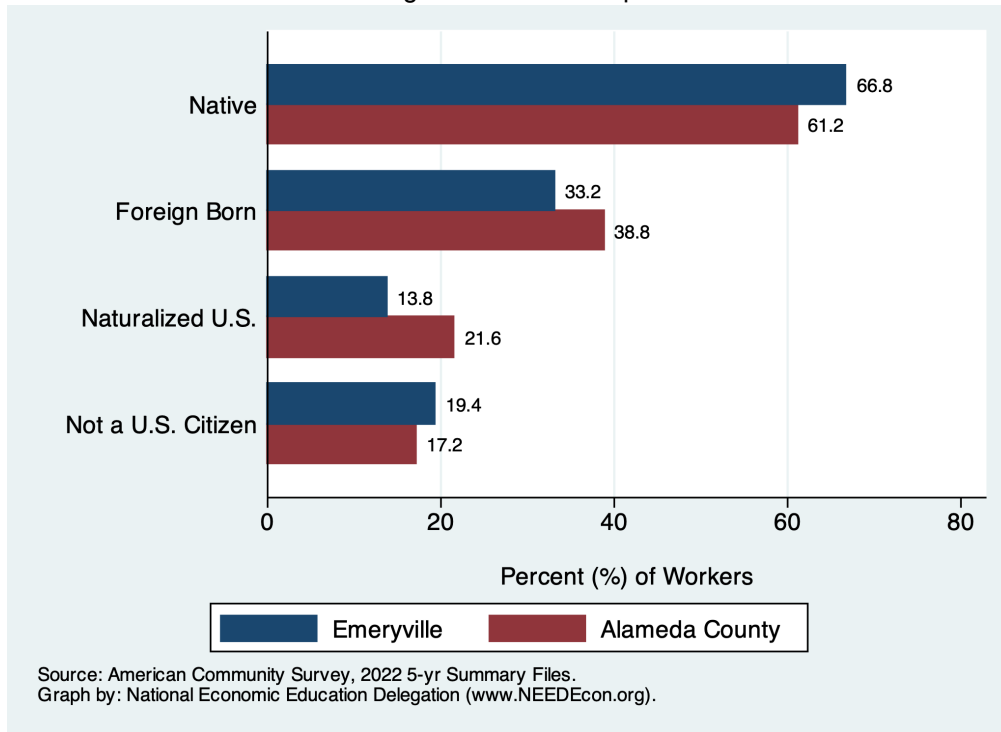


Figure 19: Citizenship



Employed Residents vs Workers in Emeryville

Figure 20: Employment by Occupation

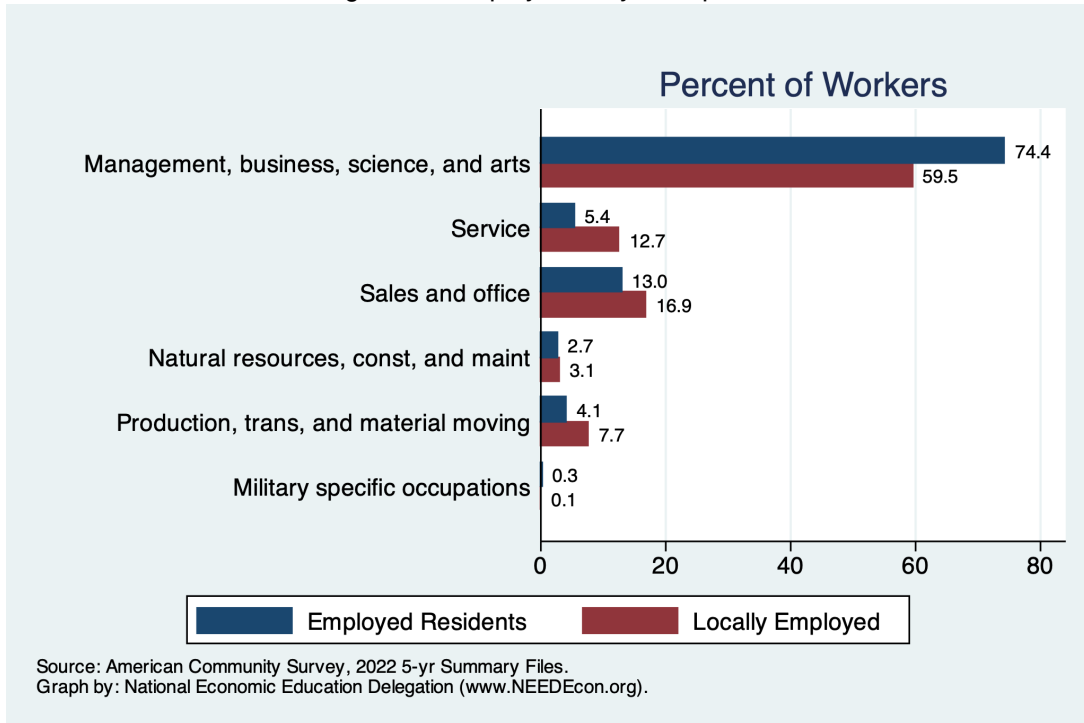


Figure 21: Employment by Industry

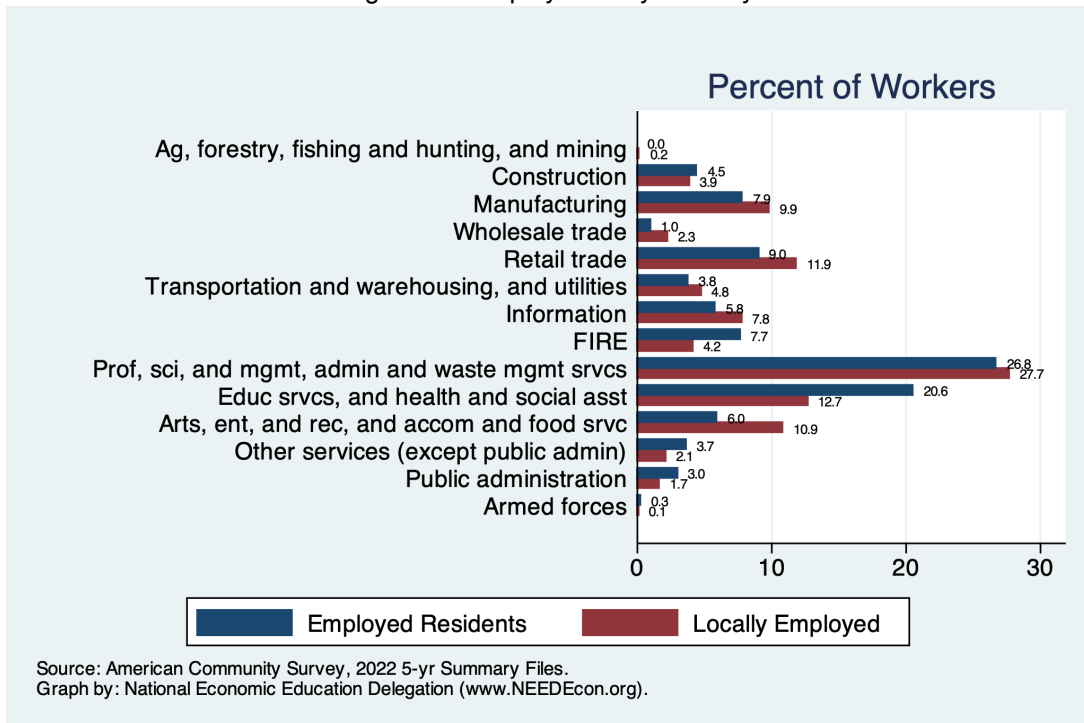


Figure 22: Language Spoken at Home

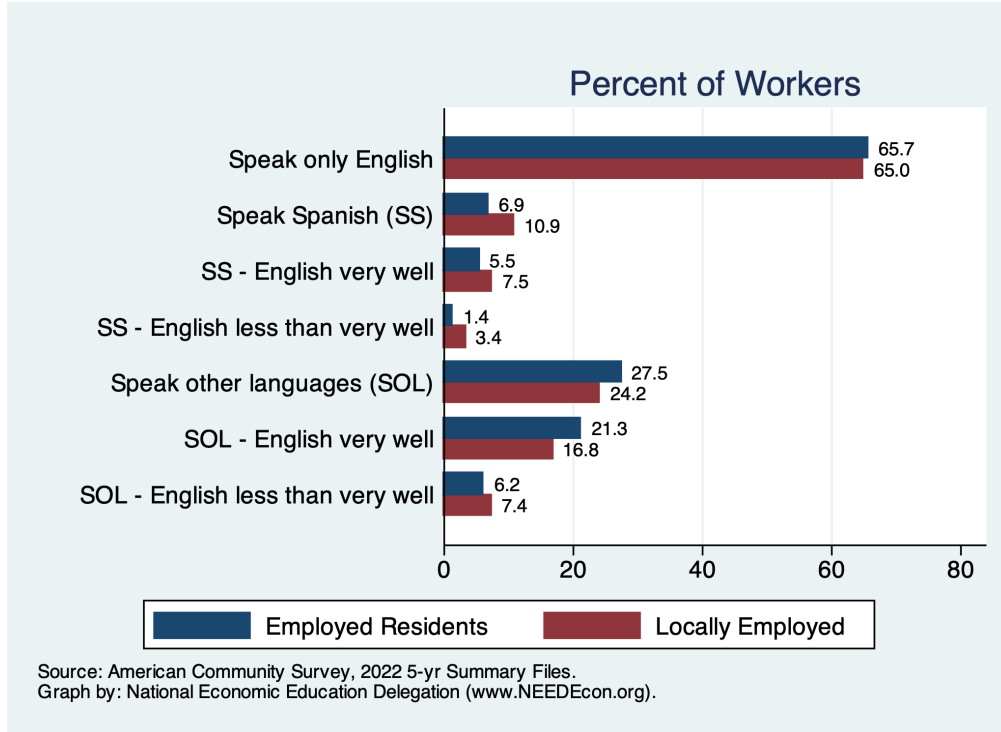
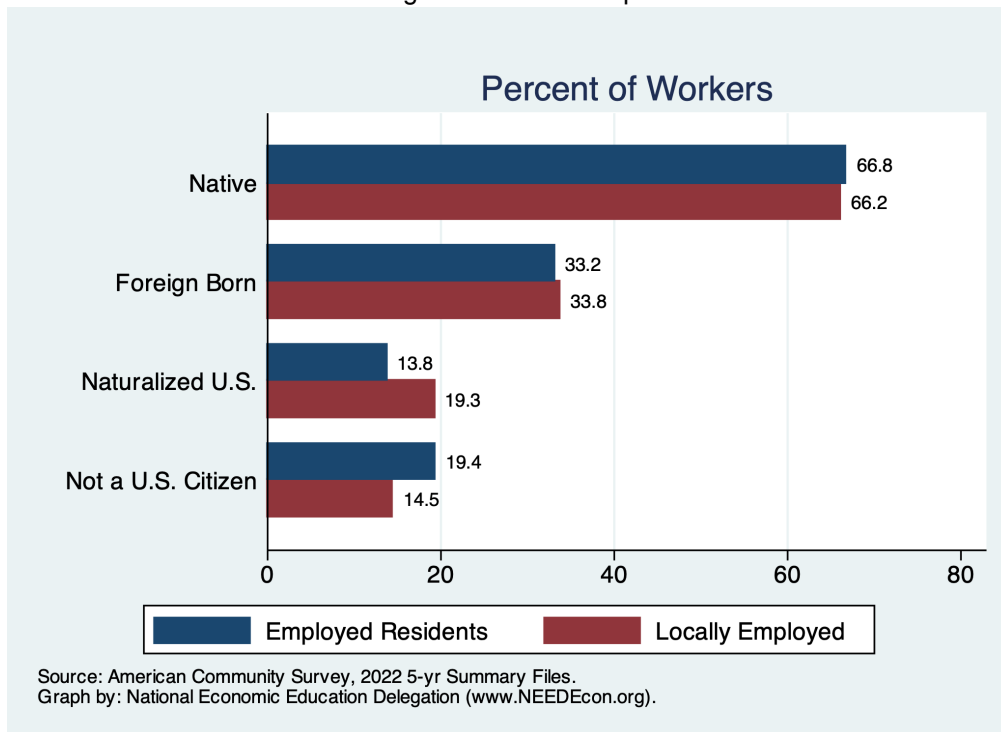


Figure 23: Citizenship



Income and Earnings

Per Capita Income Growth

Definition:

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

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

Why is it important?

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

Figure 24: Real Per Capita Income Ranking Among California Cities

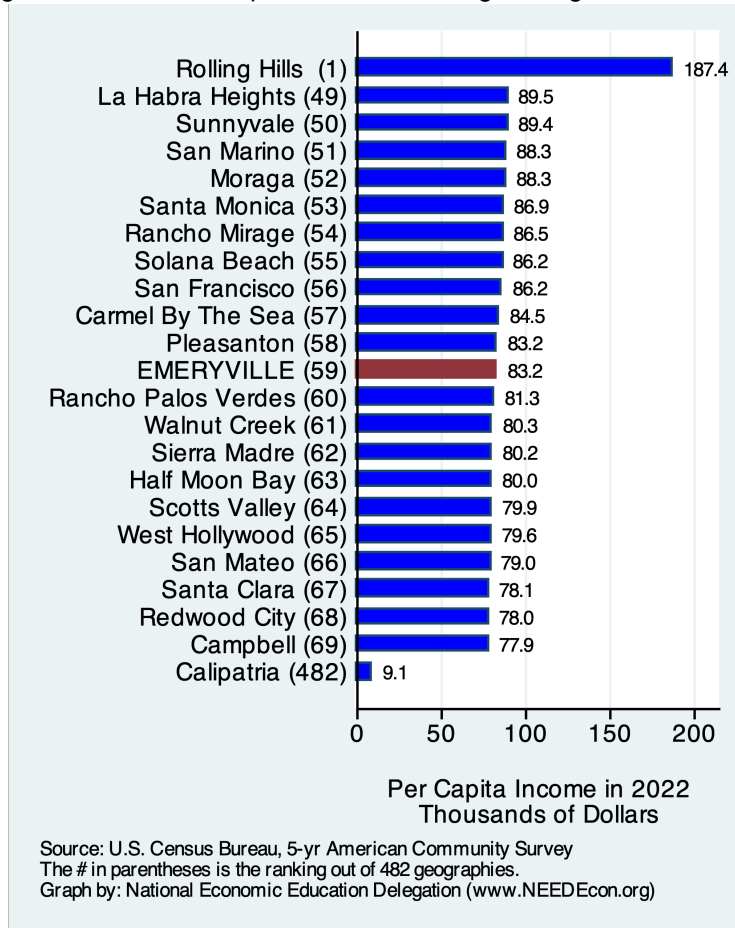
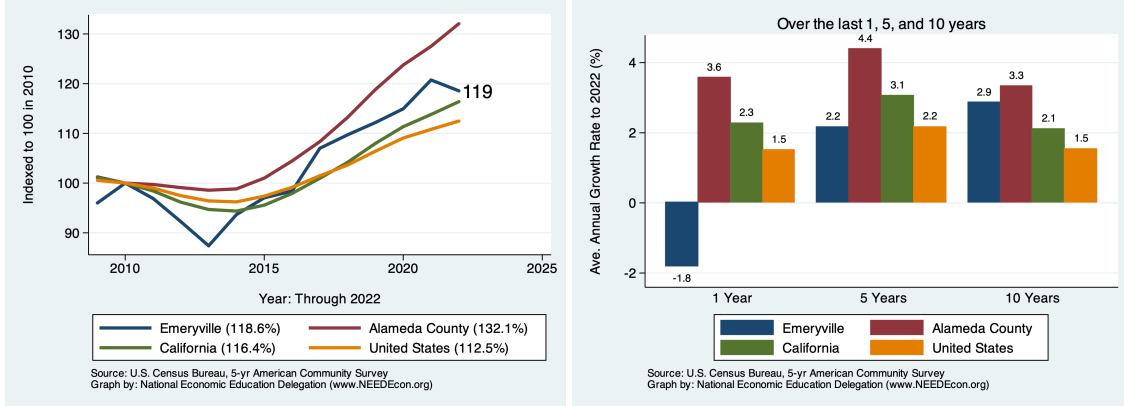


Figure 25: Regional Comparison of Growth over Time



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

Figure 26: Income Levels

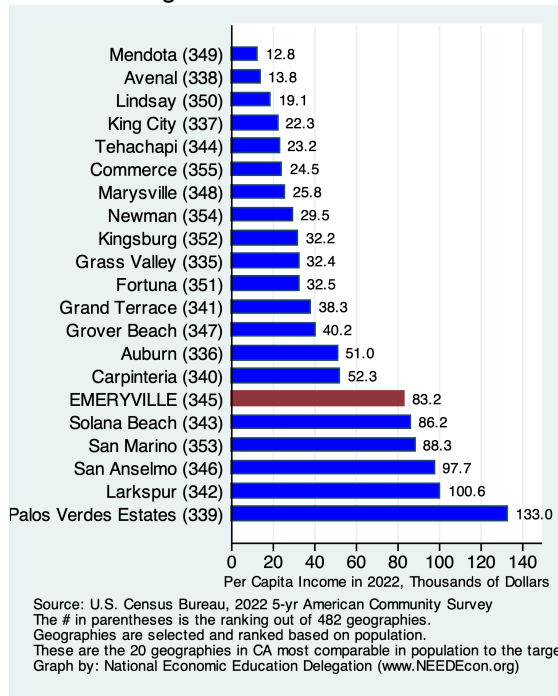
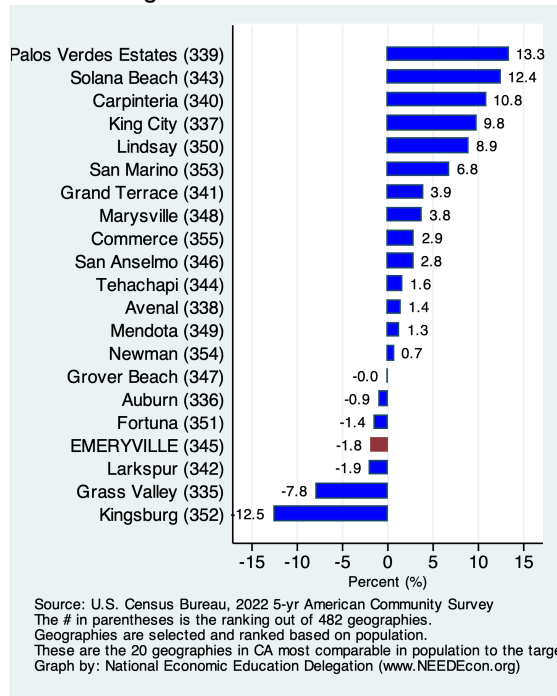


Figure 27: Growth over Time



Real Per Capita Income Ranking Among Cities in Alameda County

Figure 28: Income Levels

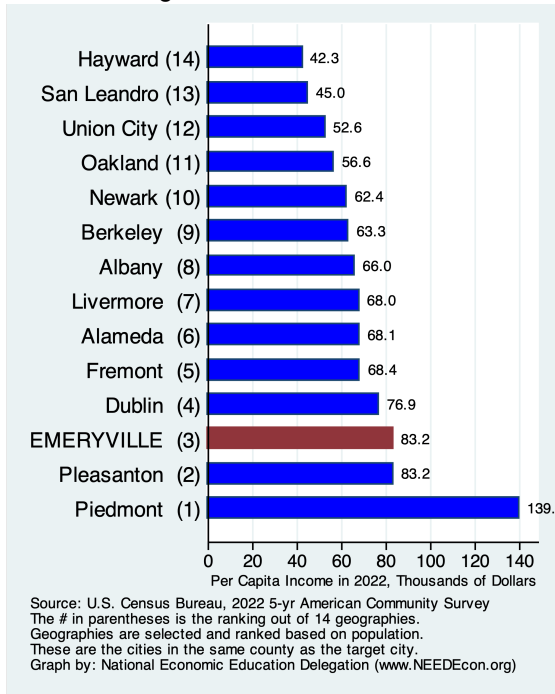


Figure 29: Growth over Time

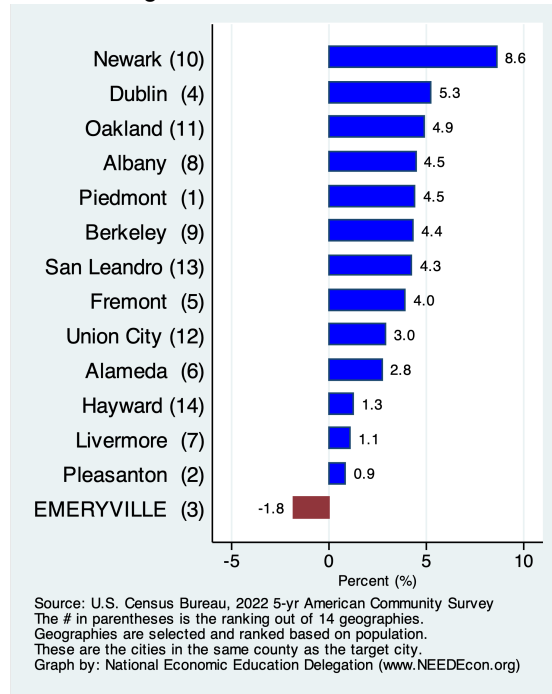
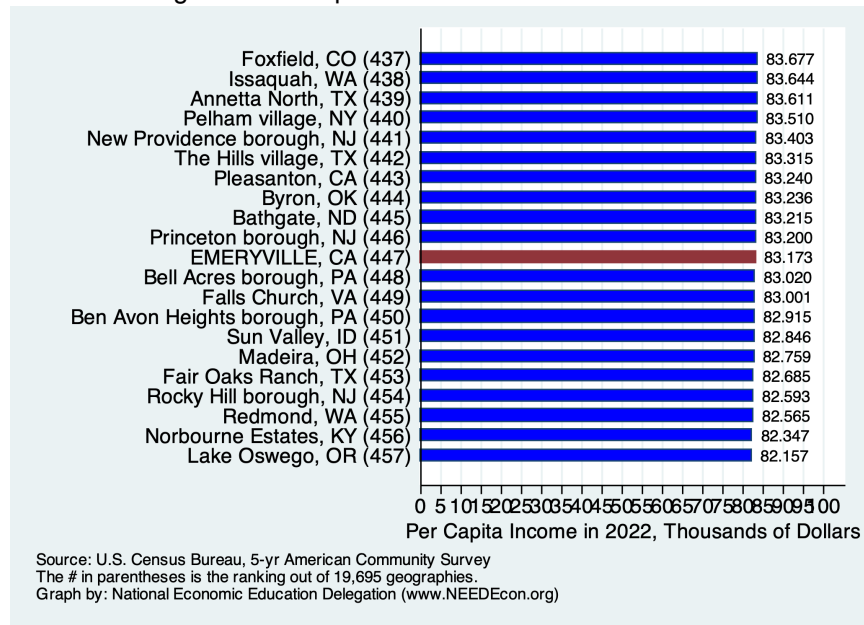


Figure 30: Comparison with All Cities Nationwide



Poverty and Inequality

Definition:

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

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

Why is it important?

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

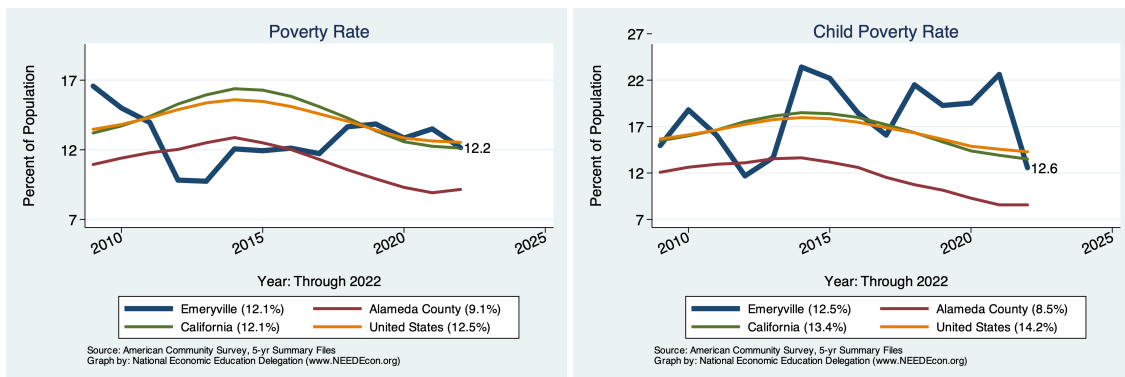


Figure 31: Inequality

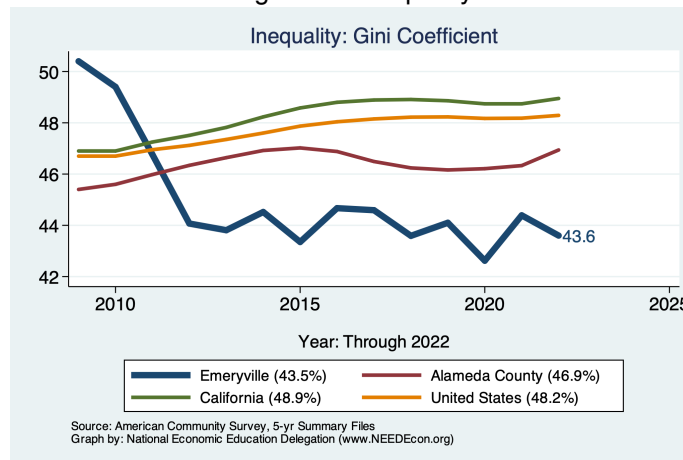


Figure 32: Shares Across the Income Distribution

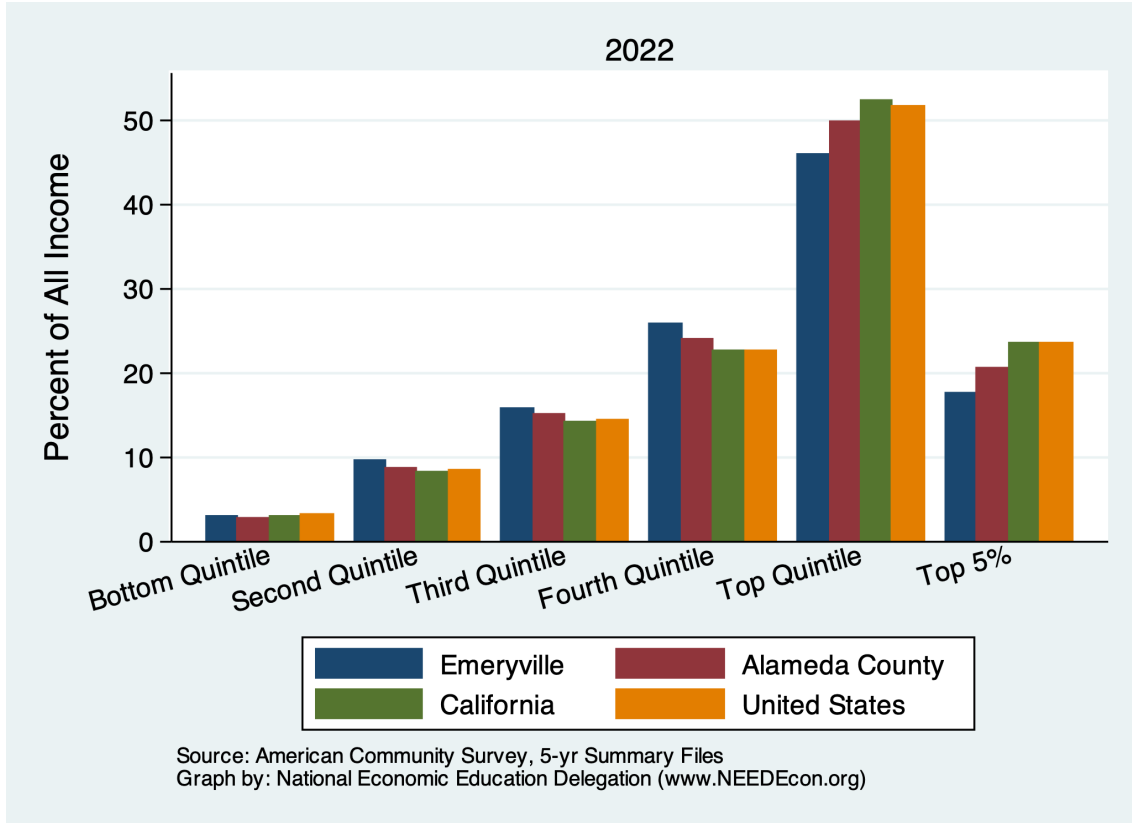
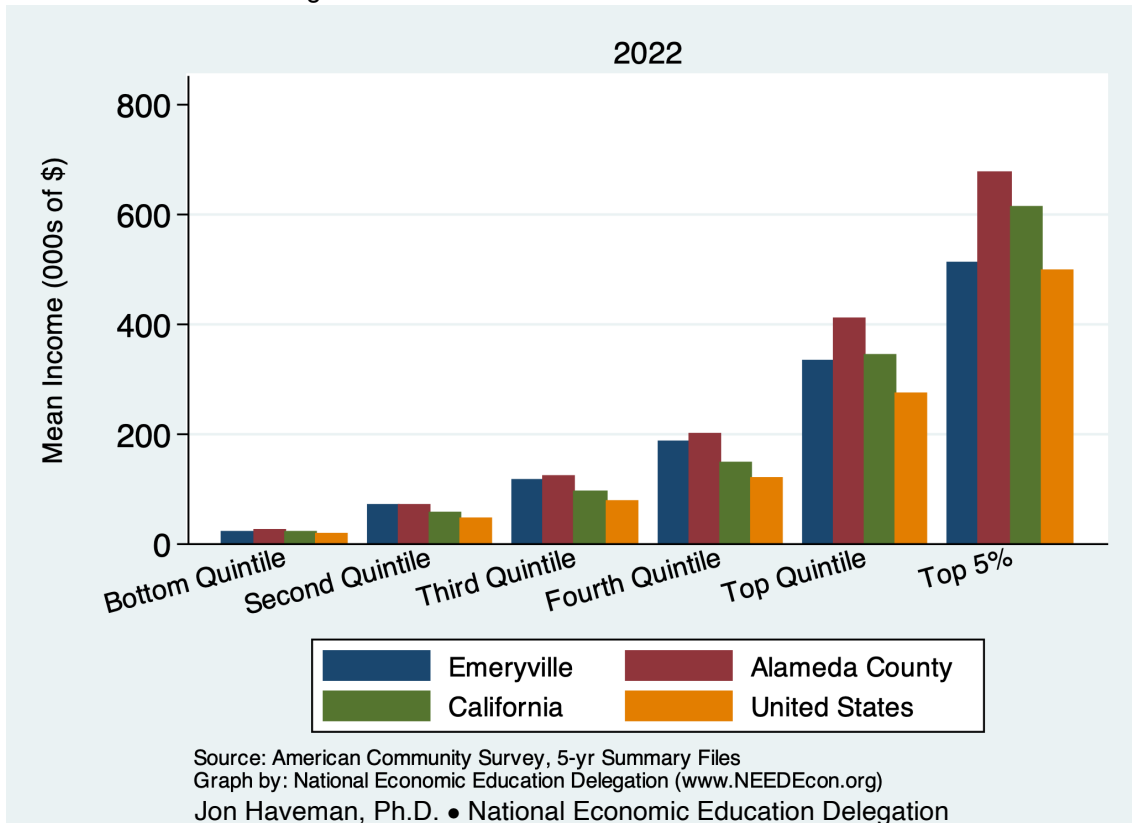


Figure 33: Means Across the Income Distribution



Housing

Housing Costs and Affordability

Definition:

Housing costs are measured in several different ways. First, we provide evidence on the evolution of median home prices, median rental price, and finally through evidence on the housing burden in the city and comparison regions. Housing burden is defined as a household needing to commit more than 30% of their household income toward housing costs. The median value is the amount in the middle. Fifty

percent of units are above the median and 50 percent are below.

Why is it important?

Housing is one of three fundamental necessities, along with food and clothing. A measure of the cost of housing is an integral part of the measurement of the cost of living in a specific community. This is particularly true in cities and regions throughout the Bay Area, where housing costs are high relative to income.

Cost of Housing in Emeryville and Broader Regions

Figure 34: Median Home Prices

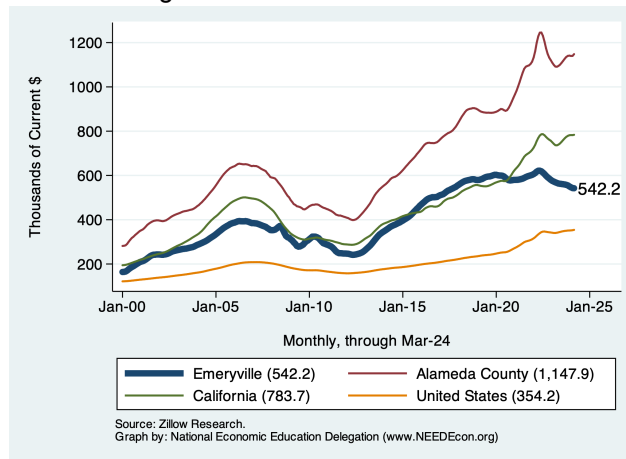
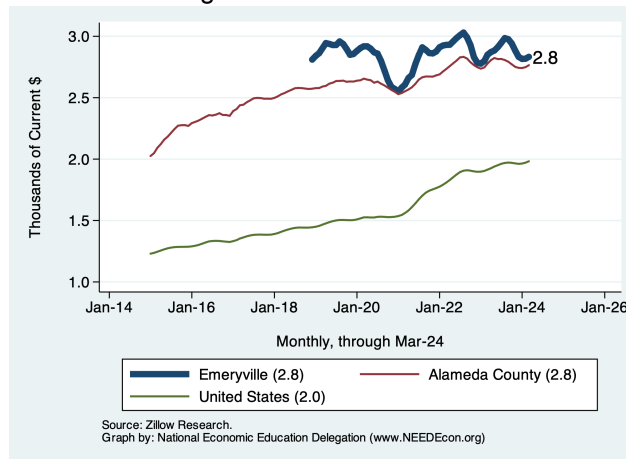


Figure 35: Median Rents



Housing Ownership in Emeryville and Broader Regions

Figure 36: Home Ownership Rates

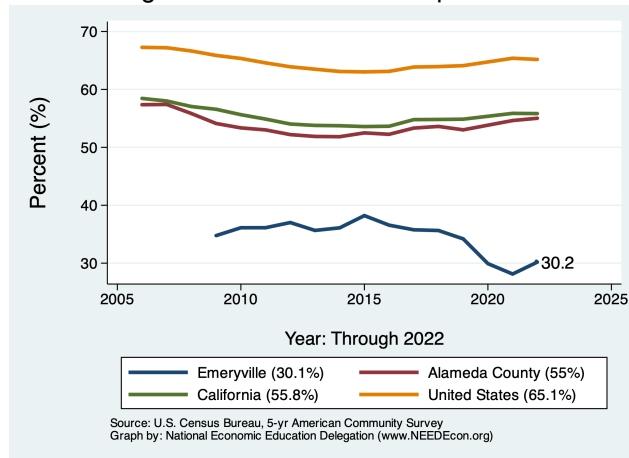


Figure 37: Home Ownership by Age

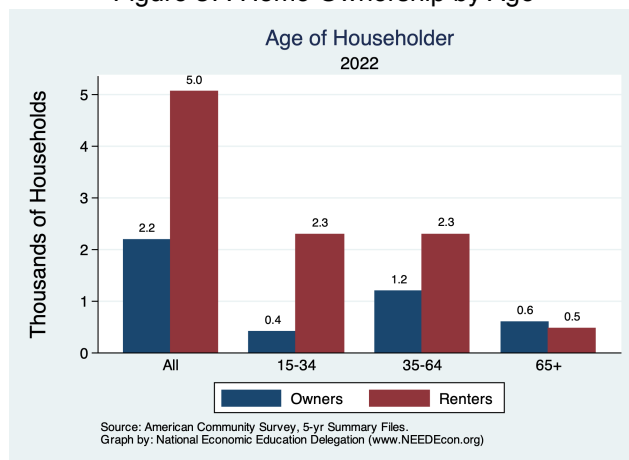


Figure 38: Income by Tenure

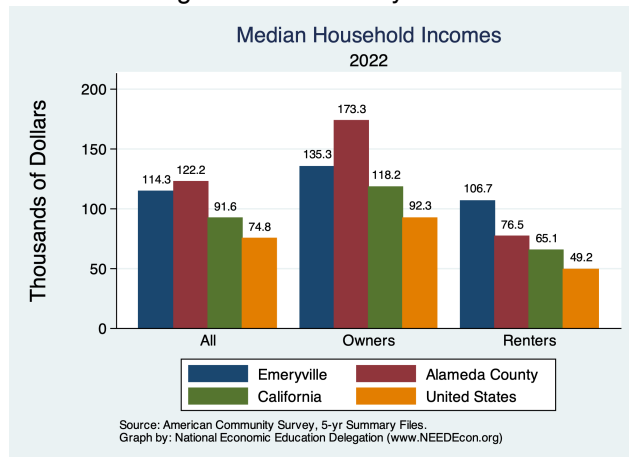


Figure 39: Income Distribution by Tenure

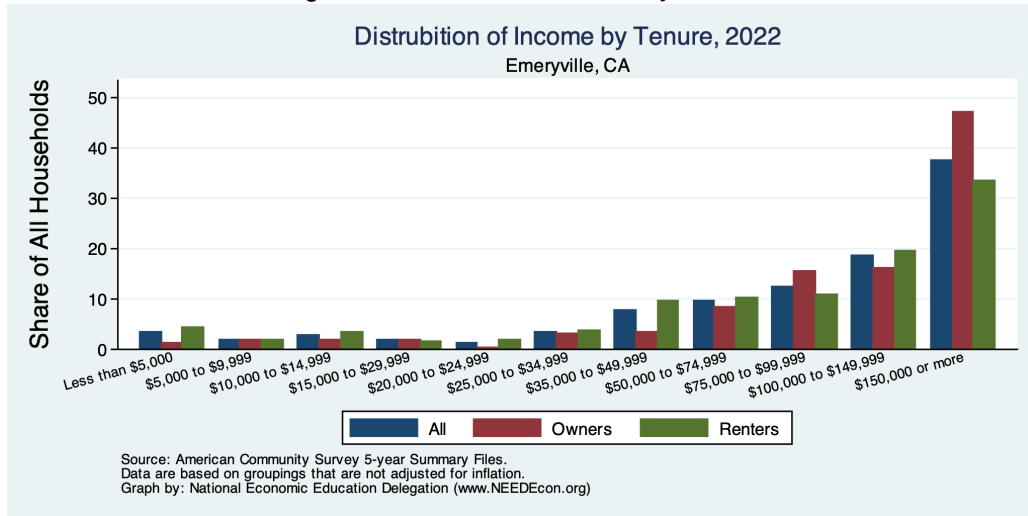


Figure 40: Income Distribution of Home Owners

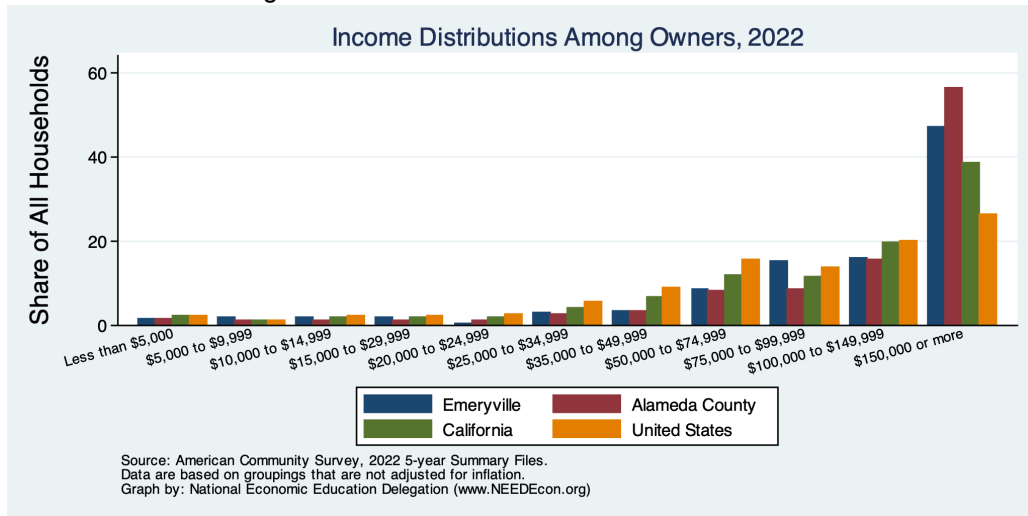
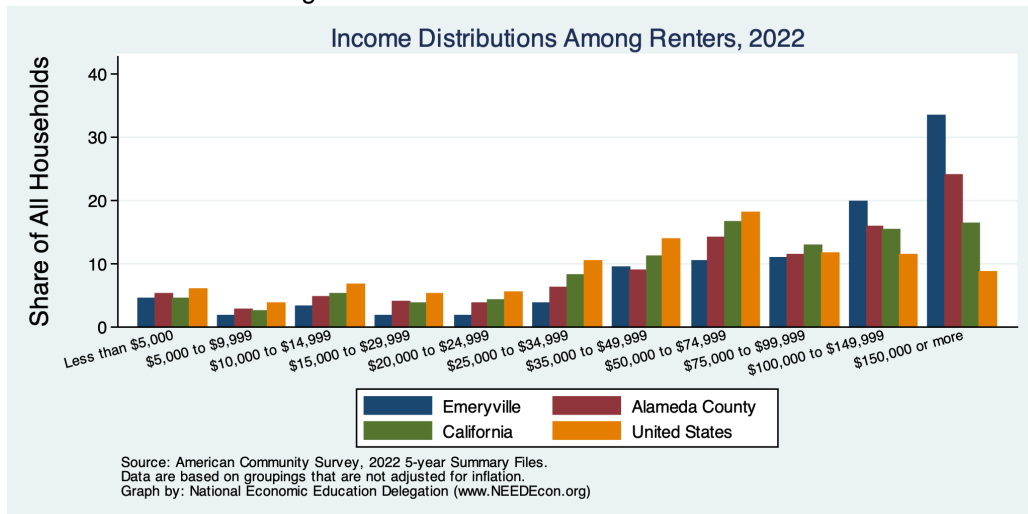


Figure 41: Income Distribution of Renters



Housing Burden in Emeryville and Broader Regions

Figure 42: Home Owners w/ A Mortgage

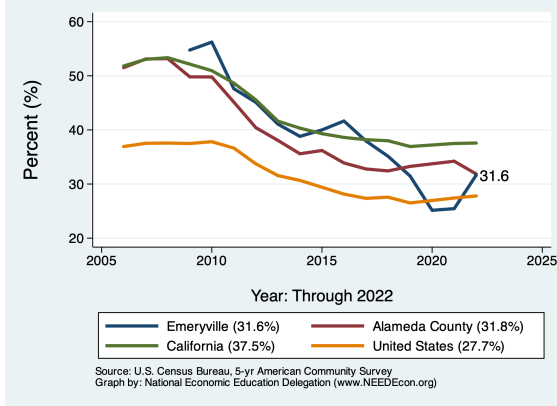


Figure 43: Home Owners w/o A Mortgage

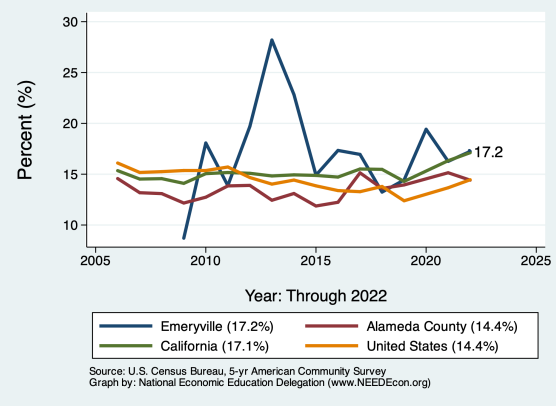


Figure 44: Renters

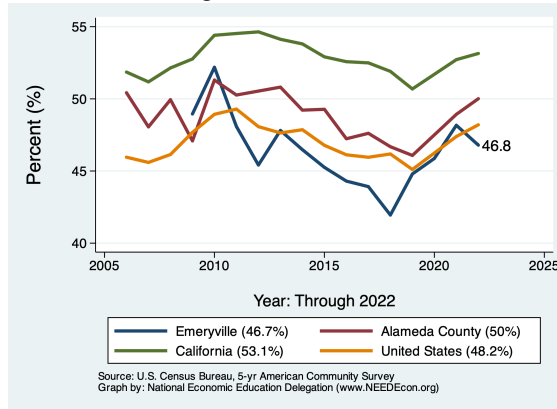
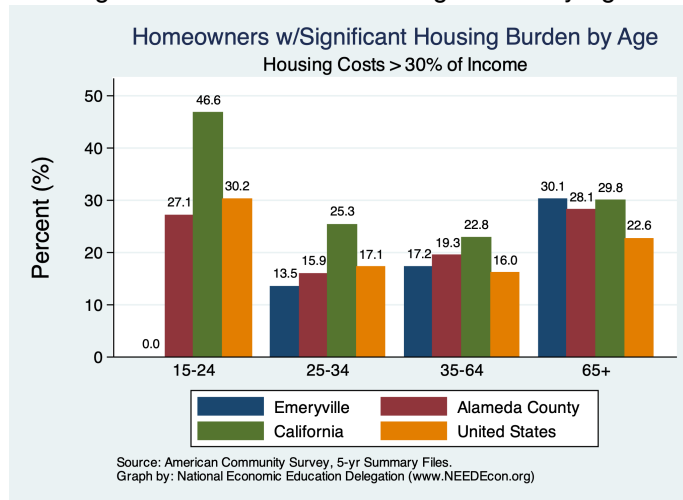


Figure 45: Homeowner Housing Burden by Age



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	12,610.0	12,041.0	10,080.0	4.7	25.1
Total # of Homes	7,853.0	7,176.0	6,646.0	9.4	18.2
# Occupied Units	7,220.0	6,497.0	5,694.0	11.1	26.8
Persons per Household	1.7	1.8	1.8	-5.9	-1.4
Vacancy Rate (%)	8.1	9.5	14.3	-14.8	-43.7

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

Figure 46: Housing Growth

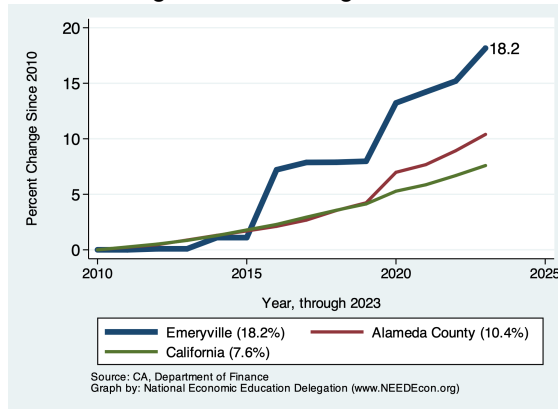


Figure 47: Persons per Household

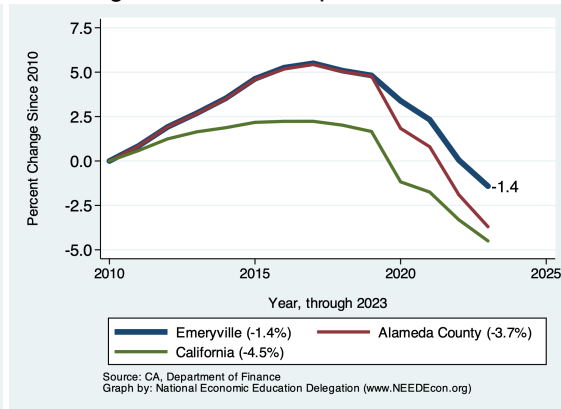


Figure 48: Vacancy Rates

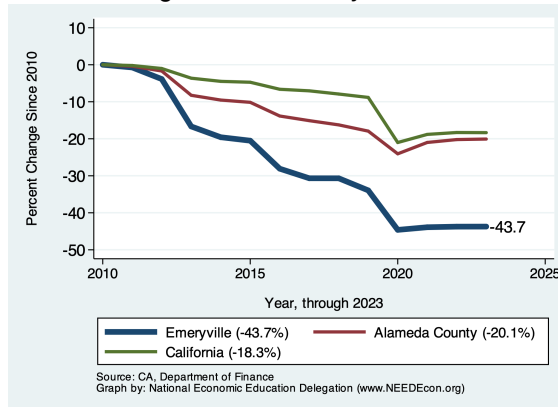
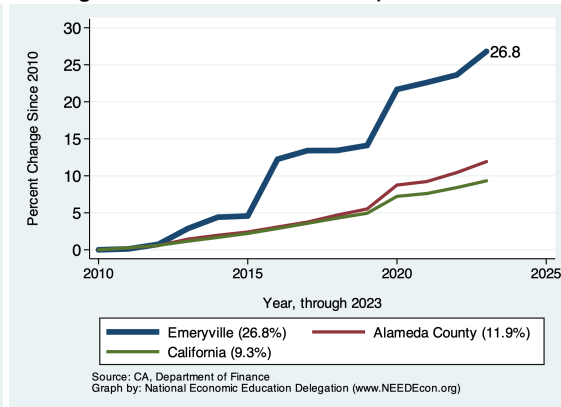


Figure 49: Number of Occupanied Units



Trends in the Growth of Housing by Housing Type

Figure 50: Single Detached Homes

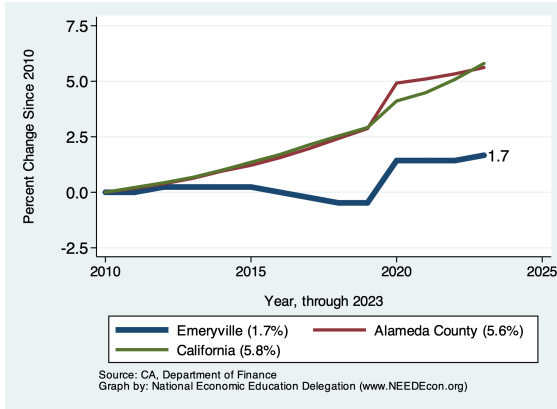


Figure 51: Single Attached Homes

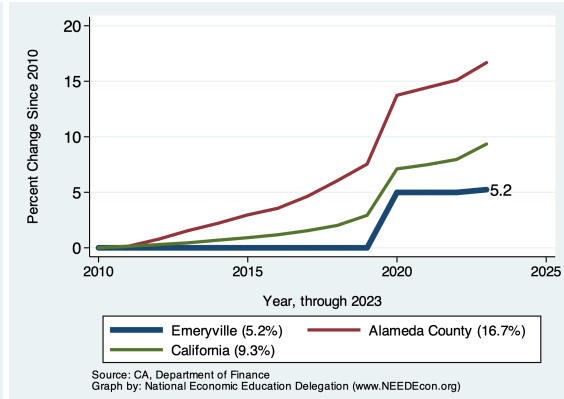


Figure 52: Housing in Buildings with Two to Four Units

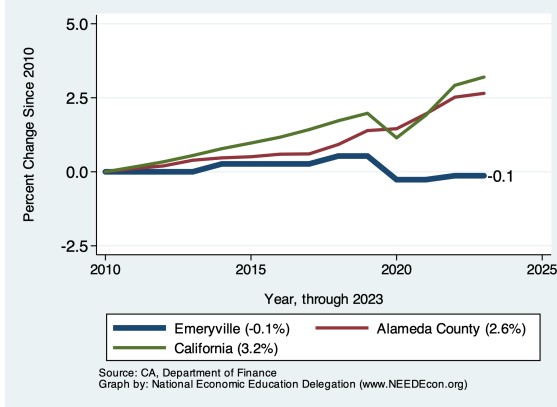
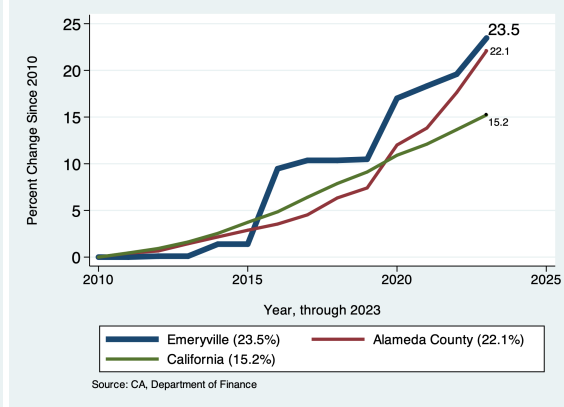


Figure 53: Housing in Buildings with Five or More Units



Vintage of Residential Housing

Why is it important?

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

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

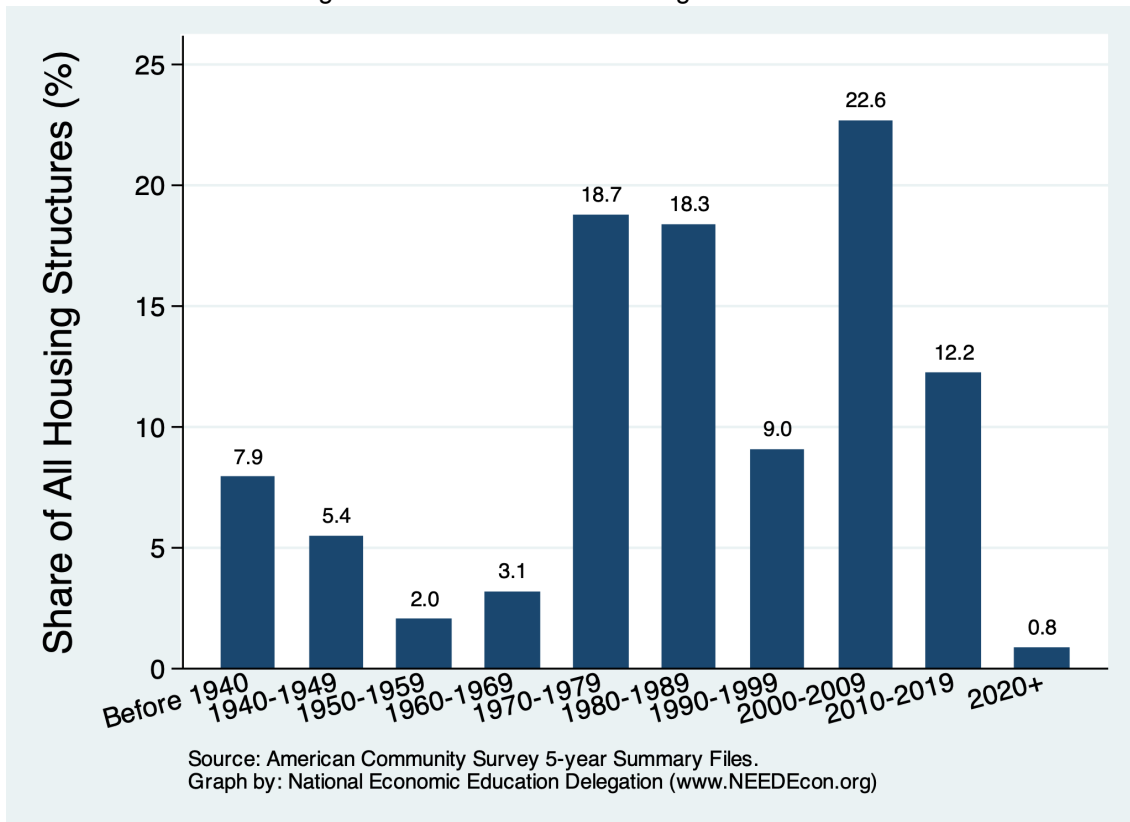


Figure 55: Housing Vintage across Regions

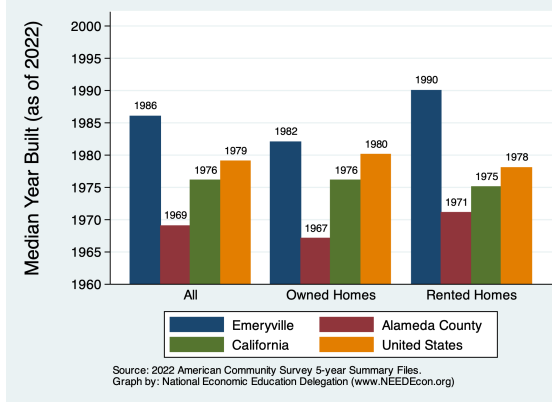


Figure 56: Housing Vintage by Tenure

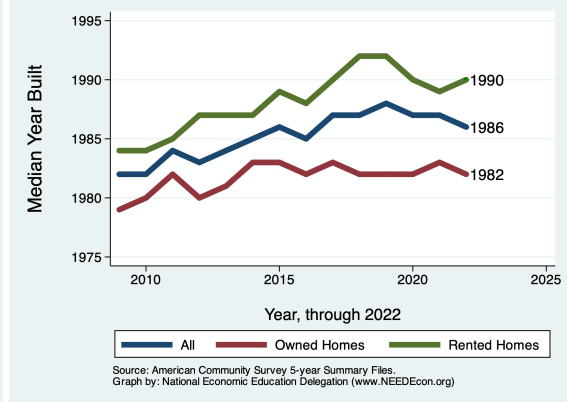


Figure 57: Vintage of Owned Residences

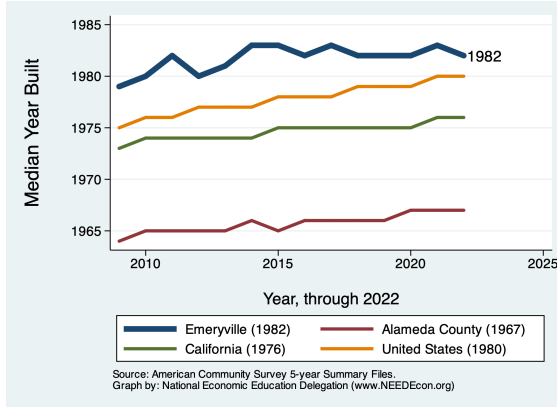


Figure 58: Vintage of Rented Residences

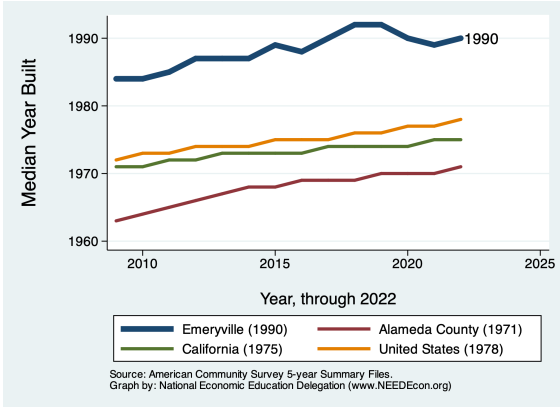
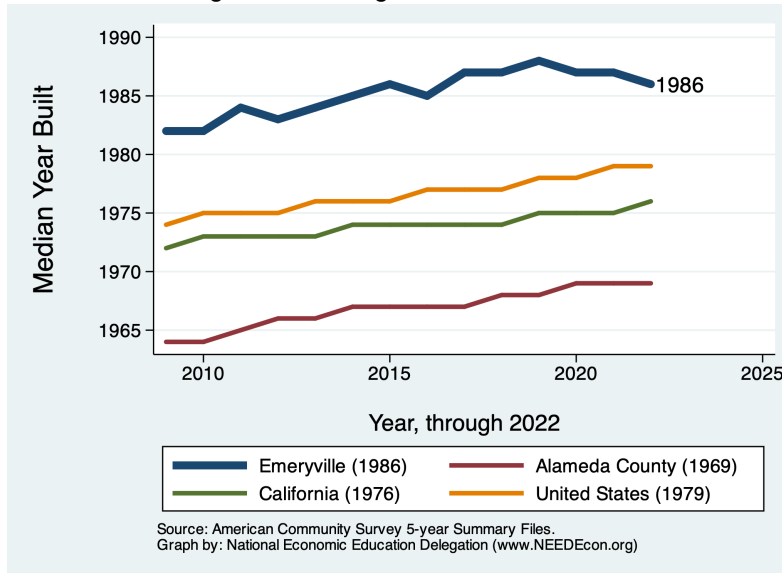


Figure 59: Vintage of All Residences



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

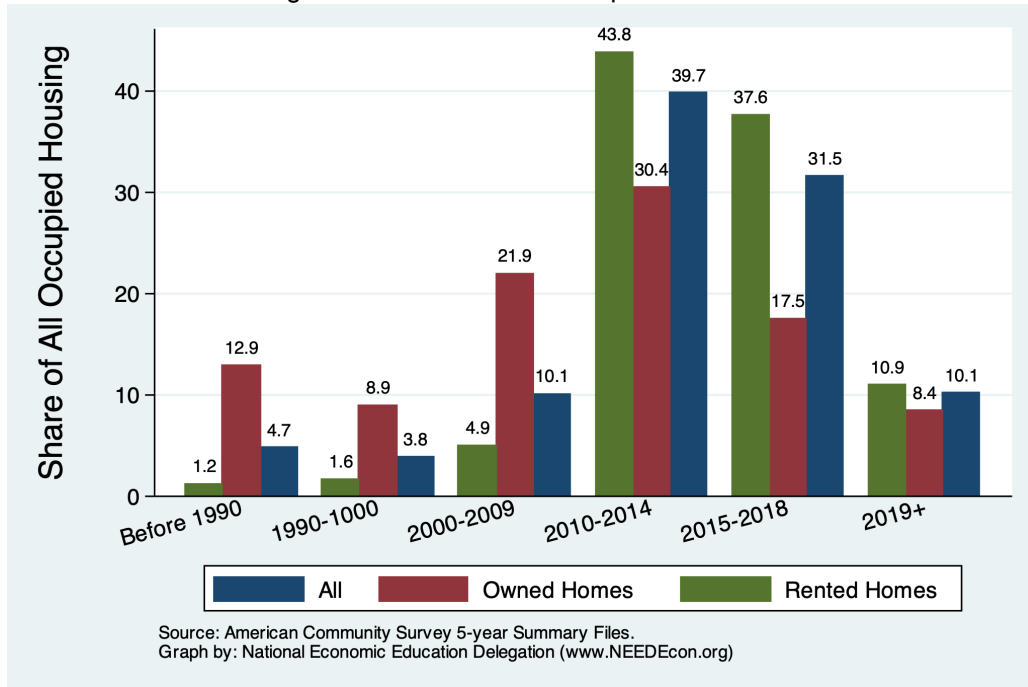


Figure 61: Year Occupied by Current Residents across Regions

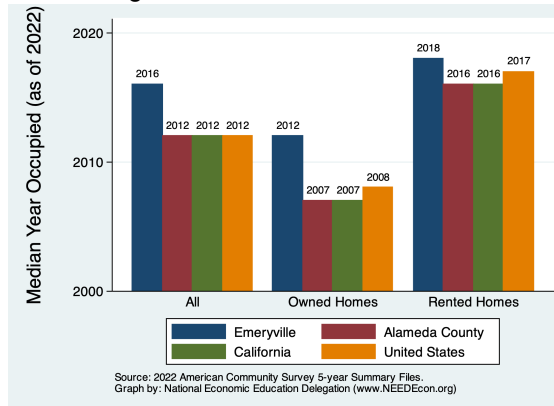


Figure 62: Year Occupied by Current Residents by Tenure

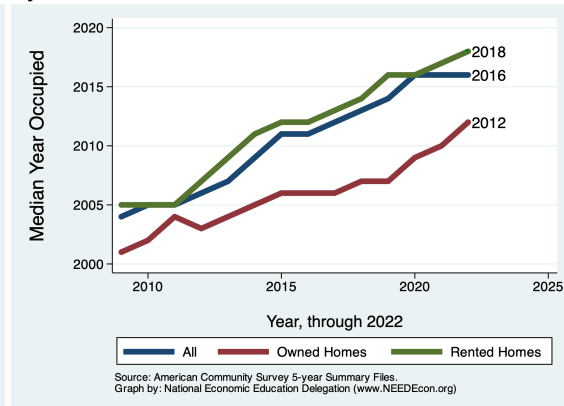


Figure 63: Year Occupied by Current Residents for Owned Housing Figure 64: Year Occupied by Current Residents for Rented Housing

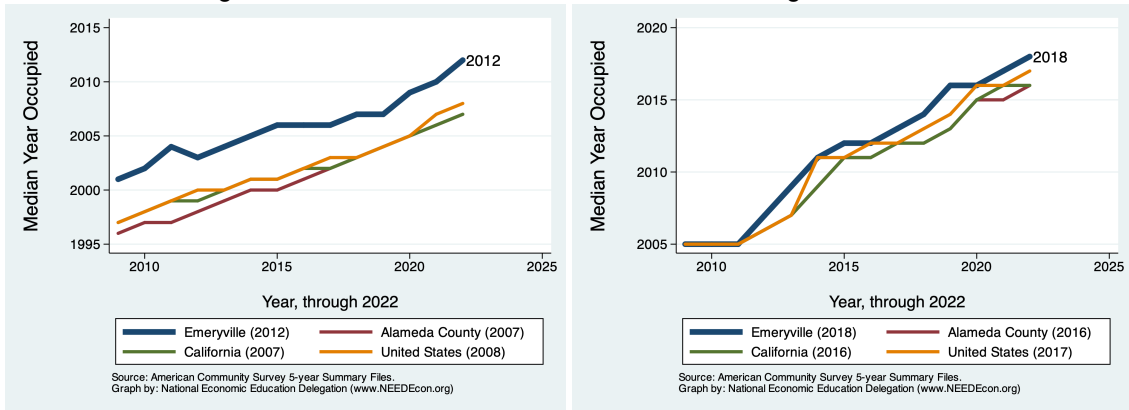
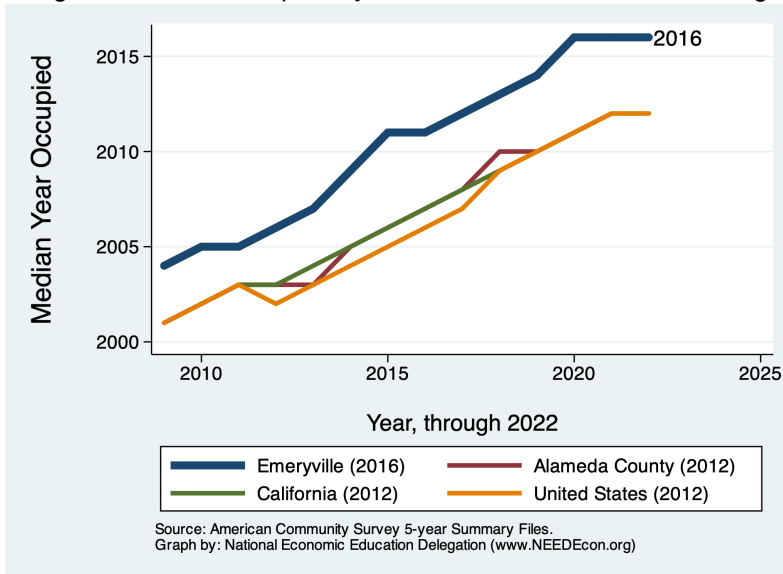


Figure 65: Year Occupied by Current Residents for All Housing



Residential Permitting

Definition:

This indicator provides evidence on the number of residential buildings that are permitted for construction each year. Permit data for Emeryville is compared with data from Alameda County as a whole and broader regions. The statistic provided scales the number of permits by population. This is done to facilitate comparisons across regions.

Why is it important?

Building permits are the best indicator available of new units coming on the market. In order for a region's population to grow and flourish, new residential properties must be added to the existing stock. Building, both in the City and in the County more generally, is an indication of the extent to which new residences accommodate new residents or are affecting prices through increased supply.

Emeryville - Ranking Among Comparables

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

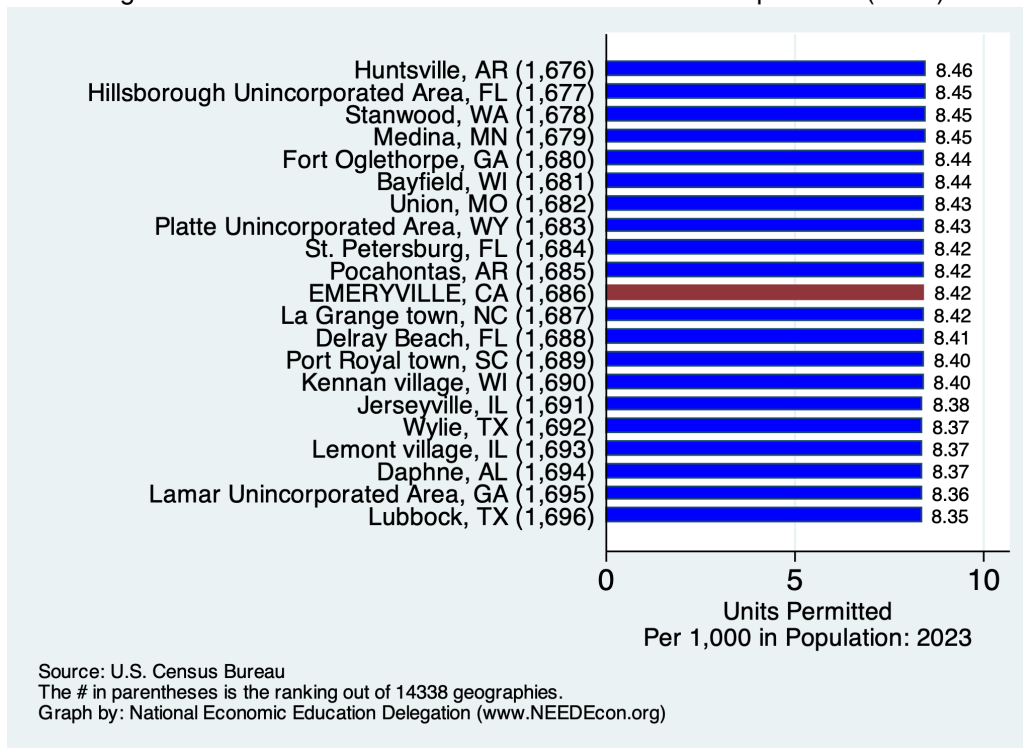
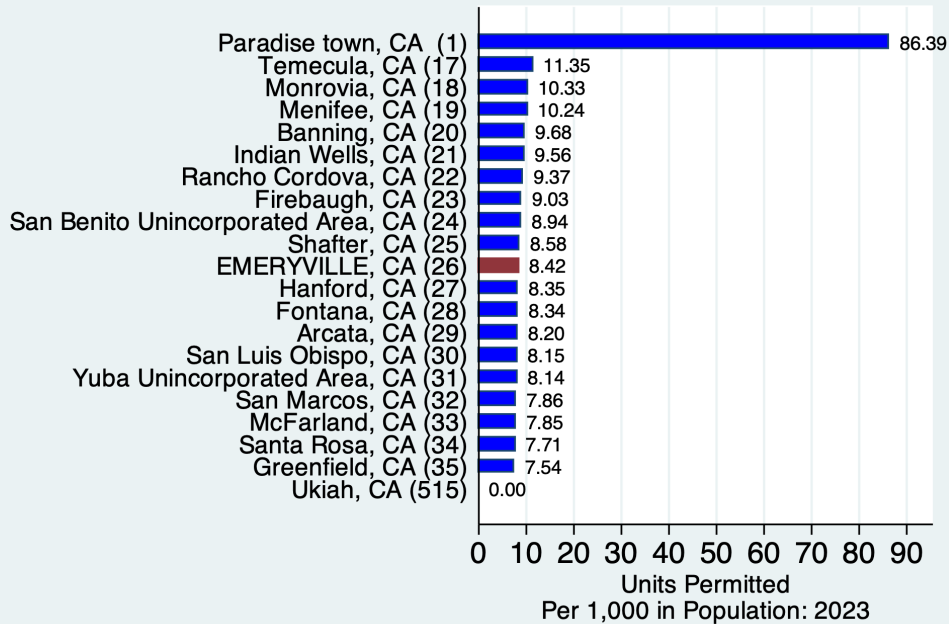
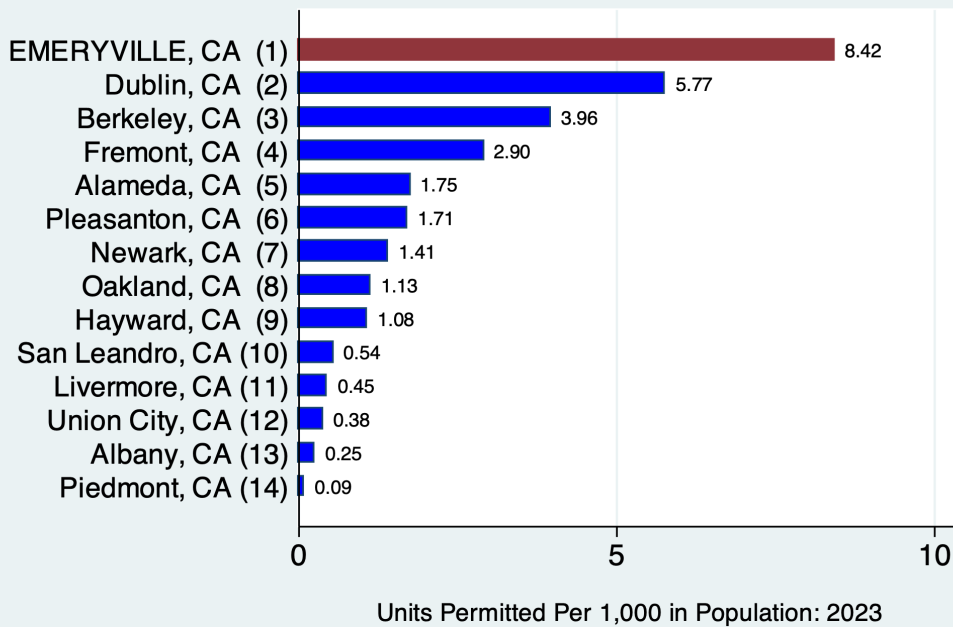


Figure 67: Number of Units Permitted - California Comparables (Rank)



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

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



Source: U.S. Census Bureau,
 The # in parentheses is the ranking out of 14 geographies.
 Graph by: National Economic Education Delegation (www.NEEDecon.org)

Emeryville - Permitting Activity

Annual Units Permitted - Per Capita in Emeryville

Figure 69: Units Permitted Each Year

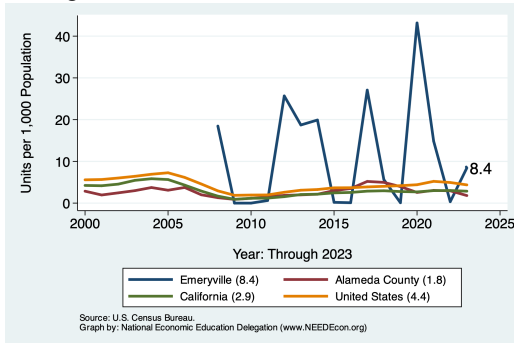
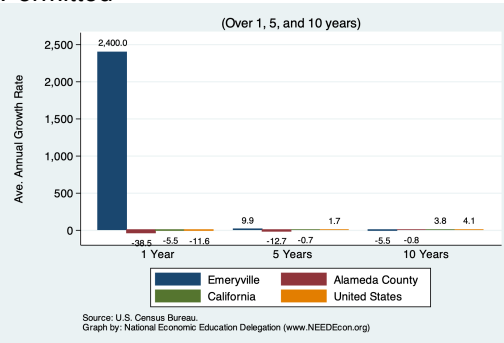


Figure 70: Average Annual Growth in Units Permitted



Annual Number of Buildings Permitted - Per Capita in Emeryville

Figure 71: Units Permitted Each Year

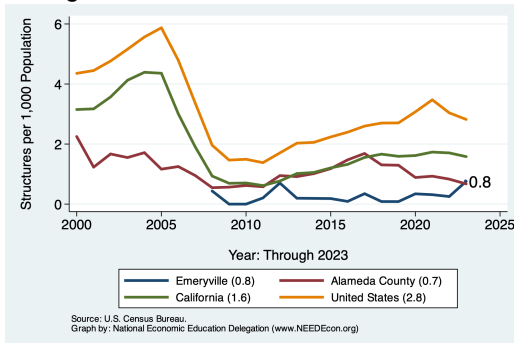
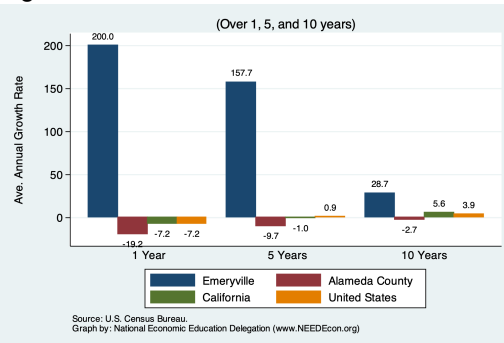


Figure 72: Average Annual Growth in Buildings Permitted



Annual Value of Property Permitted - Per Capita in Emeryville

Figure 73: Value Permitted Each Year

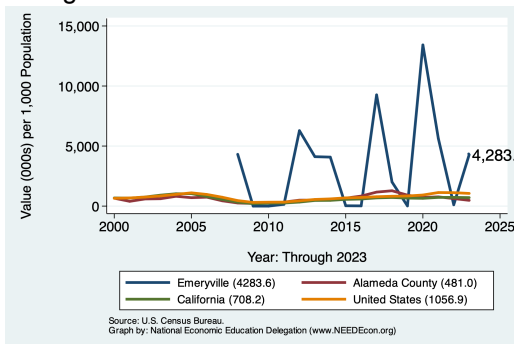
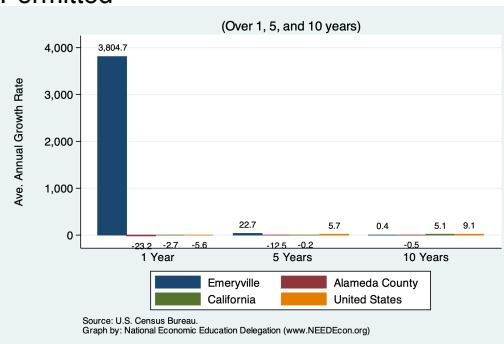


Figure 74: Average Annual Growth in Value Permitted



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

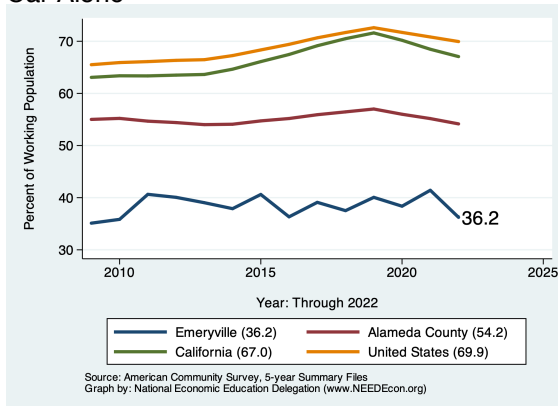


Figure 76: Percent of Workers Commuting by Carpool

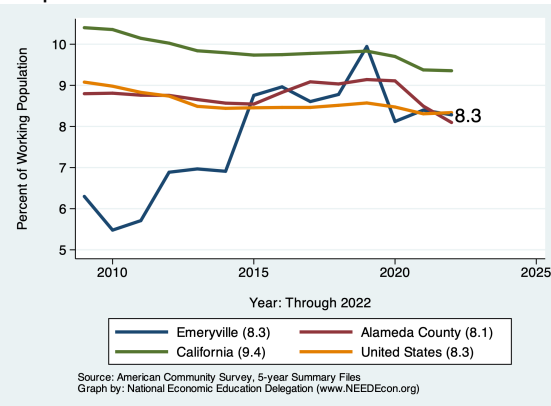


Figure 77: Percent of Workers using Public Transportation

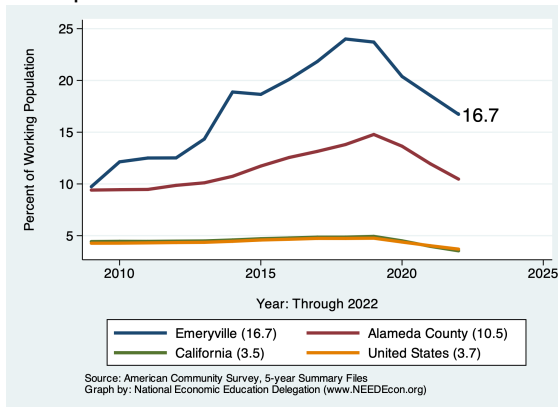
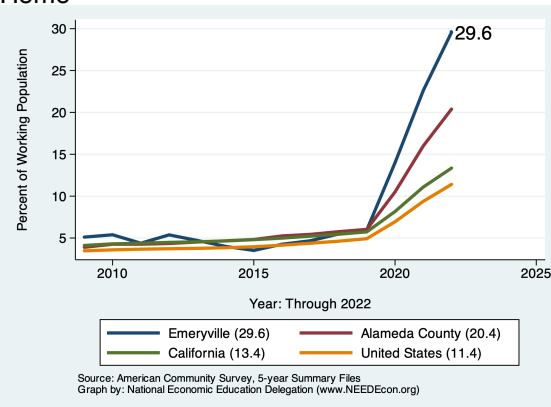


Figure 78: Percent of Workers Who Work From Home



The first table on this page presents data for those who LIVE in Emeryville. The second provides data on those who work, but do not necessarily live in Emeryville. The final two columns provide for a comparison of commute mode choices of people locally with those in California more broadly.

Table 6. SEX OF WORKERS BY MODE OF TRANSPORTATION TO WORK

Mode of Transit	Male		Female		All Workers		All of CA (%)
	#	(%)	#	(%)	#	(%)	
Car, Truck, or Van:	2,015	44.6	1,844	41.7	3,859	44.5	78.0
Drove Alone	1,609	35.6	1,532	34.7	3,141	36.2	68.4
Carpooled:	406	9.0	312	7.1	718	8.3	9.5
In 2-person carpool	187	4.1	212	4.8	399	4.6	6.9
In 3-person carpool	57	1.3	100	2.3	157	1.8	1.5
In 4-or-more-person carpool	162	3.6	0	0.0	162	1.9	1.1
Public Transportation (excl Taxi):	699	15.5	751	17.0	1,450	16.7	3.6
Bus or Trolley Bus	315	7.0	432	9.8	747	8.6	2.3
Streetcar or Trolley Car	326	7.2	275	6.2	601	6.9	0.8
Subway or Elevated	58	1.3	6	0.1	64	0.7	0.3
Railroad	0	0.0	26	0.6	26	0.3	0.2
Ferryboat	0	0.0	12	0.3	12	0.1	0.1
Bicycle	179	4.0	26	0.6	205	2.4	0.7
Walked	273	6.0	237	5.4	510	5.9	2.4
Taxicab, Motorcycle, or other	7	0.2	75	1.7	82	0.9	1.7
Worked at Home	1,078	23.8	1,485	33.6	2,563	29.6	13.6
Total:	4,251	94.0	4,418	100.0	8,669	100.0	

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:	8,141	66.6	6,288	61.5	14,429	66.3	78.0
Drove Alone	7,542	61.7	5,589	54.6	13,131	60.3	68.5
Carpooled:	599	4.9	699	6.8	1,298	6.0	9.5
In 2-person carpool	448	3.7	571	5.6	1,019	4.7	6.9
In 3-person carpool	59	0.5	125	1.2	184	0.8	1.5
In 4-or-more-person carpool	92	0.8	3	0.0	95	0.4	1.1
Public Transportation (excl Taxi):	829	6.8	890	8.7	1,719	7.9	3.6
Bus or Trolley Bus	301	2.5	431	4.2	732	3.4	2.3
Streetcar or Trolley Car	398	3.3	247	2.4	645	3.0	0.8
Subway or Elevated	130	1.1	212	2.1	342	1.6	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	313	2.6	150	1.5	463	2.1	0.7
Walked	213	1.7	214	2.1	427	2.0	2.4
Taxicab, Motorcycle, or other	141	1.2	134	1.3	275	1.3	1.7
Worked at Home	1,078	8.8	1,485	14.5	2,563	11.8	13.6
Total:	10,715	87.7	9,161	89.5	19,876	91.3	

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	107	2.8	0	0.0	107	1.5	2.0
5 to 9 minutes	107	2.8	255	7.5	362	5.0	7.5
10 to 14 minutes	252	6.5	235	6.9	487	6.8	12.2
15 to 19 minutes	497	12.9	244	7.2	741	10.3	15.0
20 to 24 minutes	376	9.7	513	15.2	889	12.4	14.3
25 to 29 minutes	94	2.4	64	1.9	158	2.2	6.3
30 to 34 minutes	352	9.1	435	12.9	787	10.9	15.0
35 to 39 minutes	78	2.0	89	2.6	167	2.3	2.9
40 to 44 minutes	378	9.8	157	4.6	535	7.4	4.3
45 to 59 minutes	554	14.3	423	12.5	977	13.6	8.6
60 to 89 minutes	269	7.0	385	11.4	654	9.1	7.9
90 or more minutes	109	2.8	133	3.9	242	3.4	4.0
Total:	3,173	82.2	2,933	86.7	6,106	84.8	

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

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

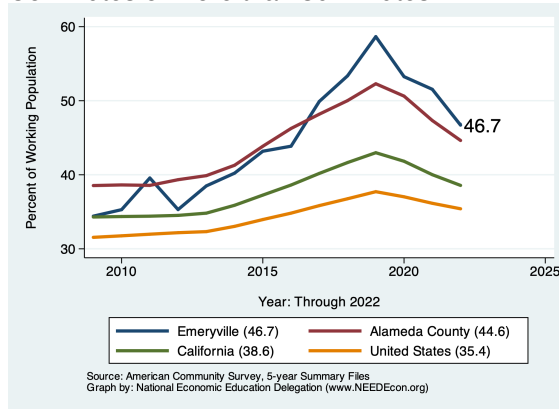


Figure 80: Percent of Employed Population With Commutes of More than 90 Minutes

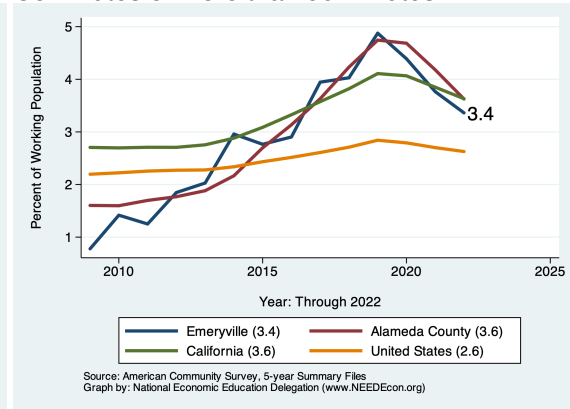
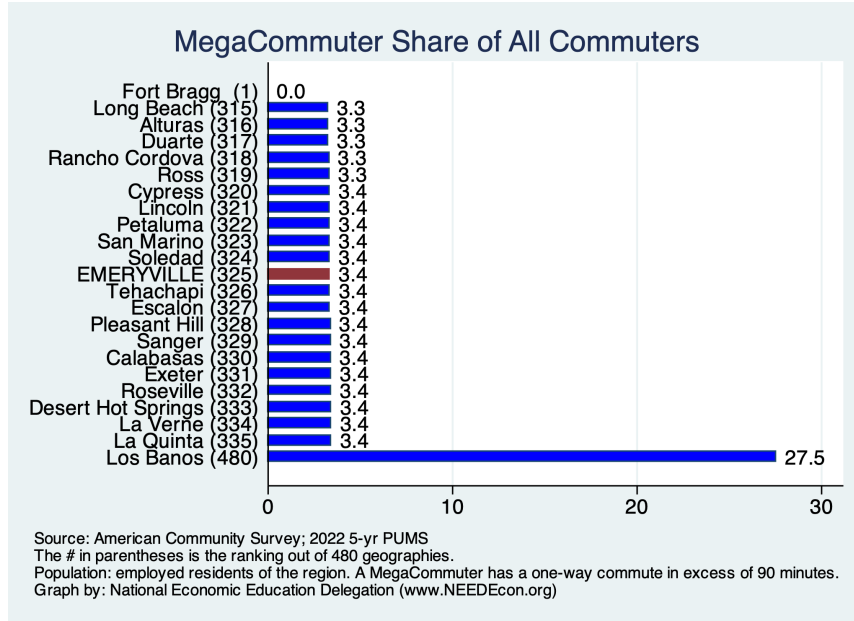


Figure 81: Rank: Share of MegaCommuters Across Similar Geographies



Source: American Community Survey; 2022 5-yr PUMS
 The # in parentheses is the ranking out of 480 geographies.
 Population: employed residents of the region. A MegaCommuter has a one-way commute in excess of 90 minutes.
 Graph by: National Economic Education Delegation (www.NEEDecon.org)

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	75	0.6	70	0.7	145	0.7	2.0
5 to 9 minutes	345	2.9	342	3.4	687	3.2	7.5
10 to 14 minutes	621	5.2	730	7.3	1,351	6.4	12.2
15 to 19 minutes	940	7.9	842	8.4	1,782	8.4	15.0
20 to 24 minutes	1,027	8.6	852	8.5	1,879	8.8	14.3
25 to 29 minutes	657	5.5	290	2.9	947	4.5	6.3
30 to 34 minutes	1,417	11.9	1,110	11.1	2,527	11.9	15.0
35 to 39 minutes	291	2.4	364	3.6	655	3.1	2.9
40 to 44 minutes	879	7.4	702	7.0	1,581	7.4	4.3
45 to 59 minutes	1,592	13.3	848	8.5	2,440	11.5	8.6
60 to 89 minutes	1,275	10.7	1,090	10.9	2,365	11.1	7.9
90 or more minutes	518	4.3	436	4.4	954	4.5	4.0
Total:	9,637	80.8	7,676	76.6	17,313	81.4	

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.

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

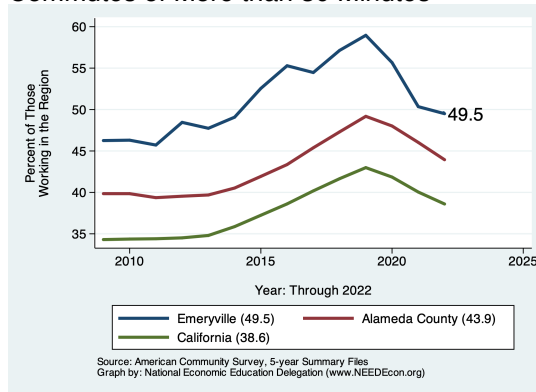


Figure 83: Percent of Local Employees With Commutes of More than 90 Minutes

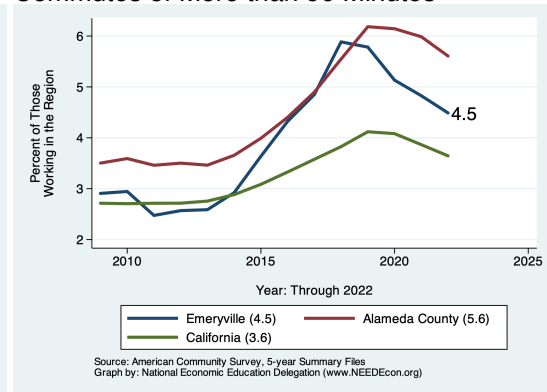
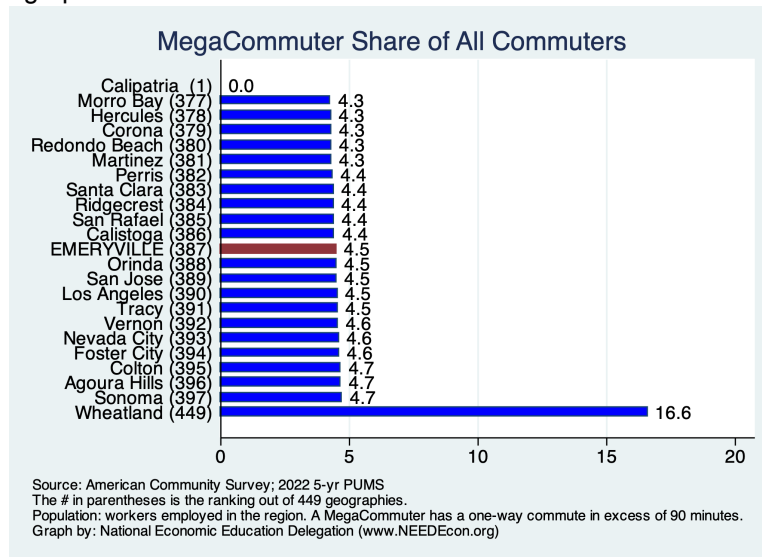


Figure 84: Rank: Share of MegaCommuters Across Similar Geographies



Place of Work

This section provides evidence on where workers living in Emeryville work. As evidenced in the first table, some of Emeryville’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 Emeryville 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:	4,251	94.0	4,418	100.0	8,669	100.0	99.6
Worked in county of residence	2,648	58.6	2,950	66.8	5,598	64.6	84.1
worked outside of county of residence	1,603	35.5	1,468	33.2	3,071	35.4	15.4
Worked outside state of residence	0	0.0	0	0.0	0	0.0	0.4
Total:	4,251	94.0	4,418	100.0	8,669	100.0	

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

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

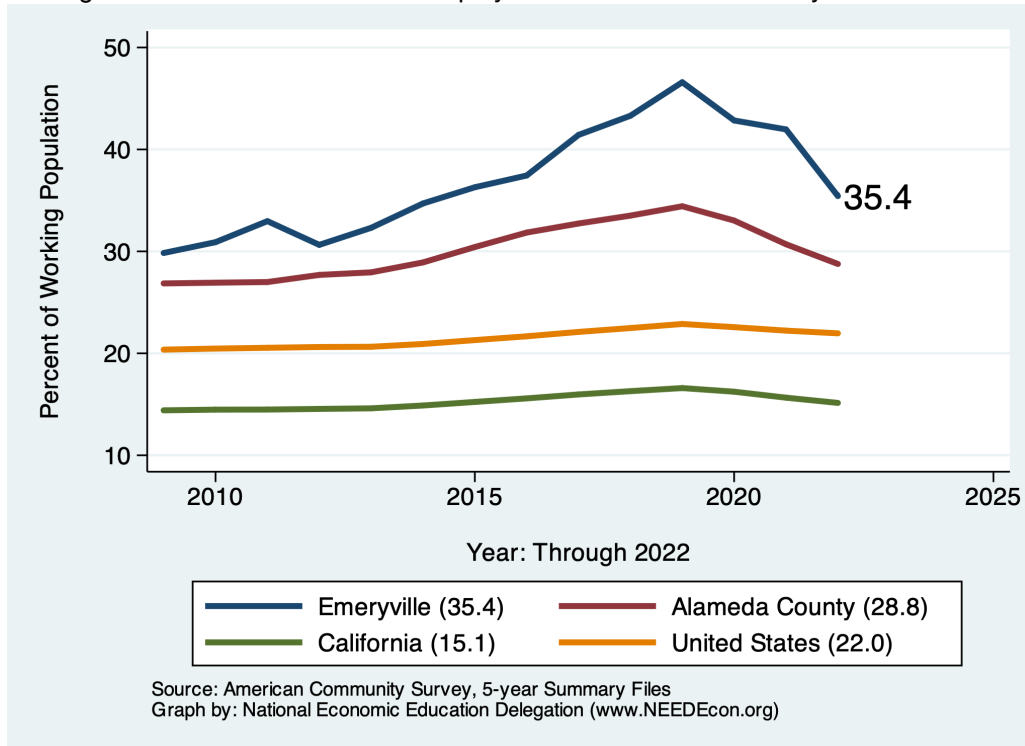
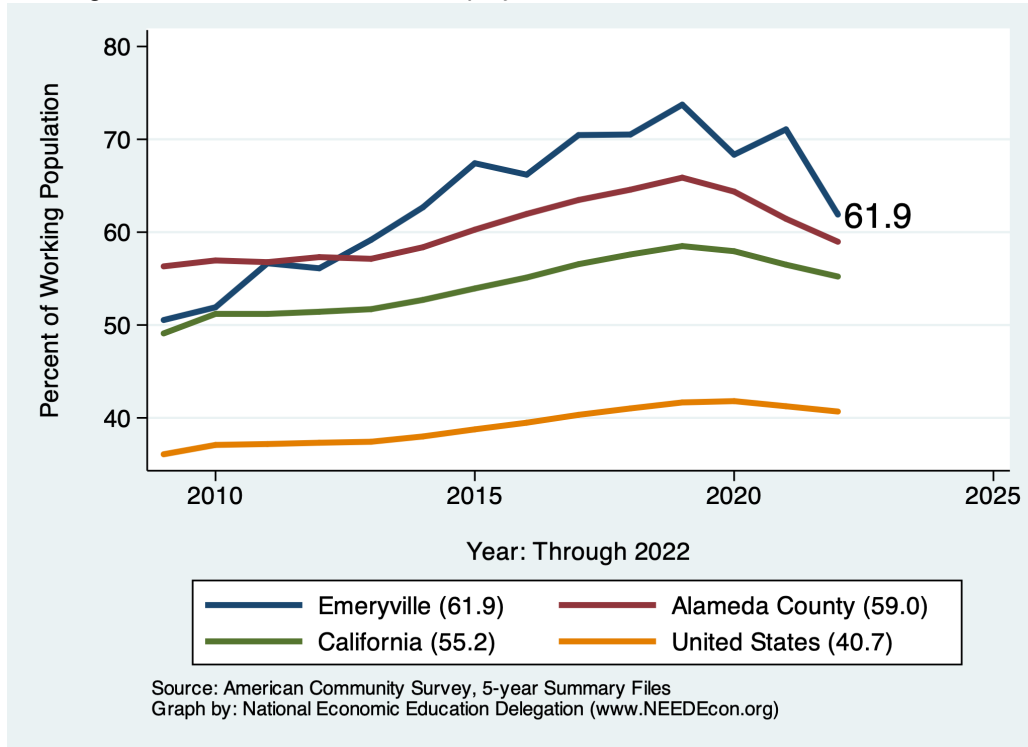


Table 11. SEX OF WORKERS BY PLACE OF WORK-PLACE LEVEL

Place of Work	Male		Female		All Workers		All of CA (%)
	#	(%)	#	(%)	#	(%)	
Living in a place:	4,251	94.0	4,418	100.0	8,669	100.0	95.9
Worked in place of residence	1,424	31.5	1,879	42.5	3,303	38.1	39.5
Worked outside place of residence	2,827	62.5	2,539	57.5	5,366	61.9	56.4
Not living in a place	0	0.0	0	0.0	0	0.0	4.1
Total:	4,251	94.0	4,418	100.0	8,669	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	87,048	48,566	95.8	46,171	95.3
Car, truck, or van - carpooled	111,250	36,463	163.1	34,487	163.1
Public transportation (excluding taxicab)	77,108	40,179	102.6	45,100	86.4
Walked	113,571	29,366	206.8	27,142	211.6
Taxicab, motorcycle, bicycle, or other means	70,292	40,433	92.9	36,140	98.3
Worked from home	98,287	75,153	69.9	67,180	74.0
Total:	91,176	48,747	187.0	46,099	197.8

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	279	16.1	903	38.2	1,746	33.2	3,141	36.2
Car, Truck, or Van: Carpooled	88	5.1	185	7.8	445	8.5	718	8.3
Public Transportation (excl Taxi)	162	9.3	342	14.5	768	14.6	1,450	16.7
Walked	50	2.9	89	3.8	359	6.8	510	5.9
Taxicab, Motorcycle, or other	69	4.0	78	3.3	117	2.2	287	3.3
Worked at Home	144	8.3	533	22.6	1,826	34.7	2,563	29.6
Total:	792	45.7	2,130	90.2	5,261		8,669	100.0

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

**Table 14. MODE OF TRANSPORTATION TO WORK BY WORKERS' EARNINGS FOR
WORKPLACE GEOGRAPHY**

Mode of Transit	< \$25,000		\$25,000-\$74,999		\$75,000+		All	All of CA
	#	(%)	#	(%)	#	(%)		
Car, Truck, or Van: Drove Alone	1,819	36.5	3,258	49.3	7,155	64.2	13,131	60.3
Car, Truck, or Van: Carpooled	266	5.3	356	5.4	601	5.4	1,298	6.0
Public Transportation (excl Taxi)	416	8.3	356	5.4	806	7.2	1,719	7.9
Walked	53	1.1	36	0.5	338	3.0	427	2.0
Taxicab, Motorcycle, or other	81	1.6	227	3.4	417	3.7	738	3.4
Worked at Home	144	2.9	533	8.1	1,826	16.4	2,563	11.8
Total:	2,779	55.7	4,766	72.1	11,143		19,876	91.3

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	162	35.0	58	18.1	2,921	36.0	3,141	36.2	68.7
Car, Truck, or Van: Carpooled	48	10.4	11	3.4	659	8.1	718	8.3	9.5
Public Transportation (excl Taxi)	40	8.6	44	13.7	1,366	16.8	1,450	16.7	3.6
Walked	28	6.0	9	2.8	473	5.8	510	5.9	2.1
Taxicab, Motorcycle, or other	34	7.3	0	0.0	253	3.1	287	3.3	2.4
Worked at Home	100	21.6	12	3.7	2,451	30.2	2,563	29.6	13.6
Total:	412	89.0	134	41.7	8,123		8,669		

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	359	27.0	444	44.0	12,316	61.4	13,119	60.5	68.7
Car, Truck, or Van: Carpooled	18	1.4	31	3.1	1,249	6.2	1,298	6.0	9.5
Public Transportation (excl Taxi)	145	10.9	53	5.2	1,521	7.6	1,719	7.9	3.6
Walked	8	0.6	32	3.2	387	1.9	427	2.0	2.1
Taxicab, Motorcycle, or other	31	2.3	0	0.0	707	3.5	738	3.4	2.4
Worked at Home	100	7.5	12	1.2	2,451	12.2	2,563	11.8	13.6
Total:	661	49.8	572	56.6	18,631	92.9	19,864	91.6	

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

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

Figure 87: Overall Movements of Residents

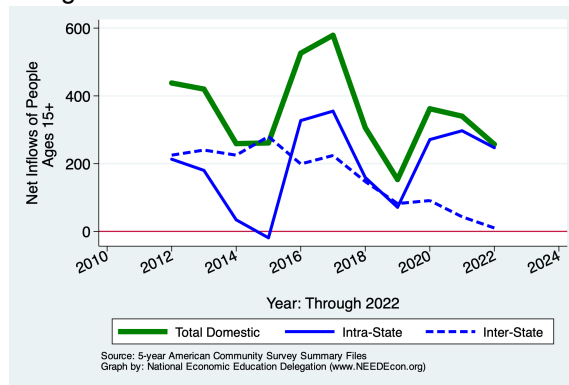


Table 17: Migration by Income

Category	Population	Net Inflows				
		All Migration	Same State		Across States	From Abroad
			W/in County	Between Counties		
No income	902	6	-56	128	-92	26
With income	11,011	383	0	175	102	106
\$1 to \$9,999 or less	680	-108	-93	-12	-3	0
\$10,000 to \$14,999	575	2	-17	-21	31	9
\$15,000 to \$24,999	577	-8	-40	40	-17	9
\$25,000 to \$34,999	626	56	50	-38	44	0
\$35,000 to \$49,999	1,243	221	37	156	6	22
\$50,000 to \$64,999	929	76	-69	75	42	28
\$65,000 to \$74,999	578	63	62	-7	8	0
\$75,000 or more	5,803	81	70	-18	-9	38
All:	11,913	389	-56	303	10	132

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

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

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

Figure 88: Overall Movements of Low Income Residents

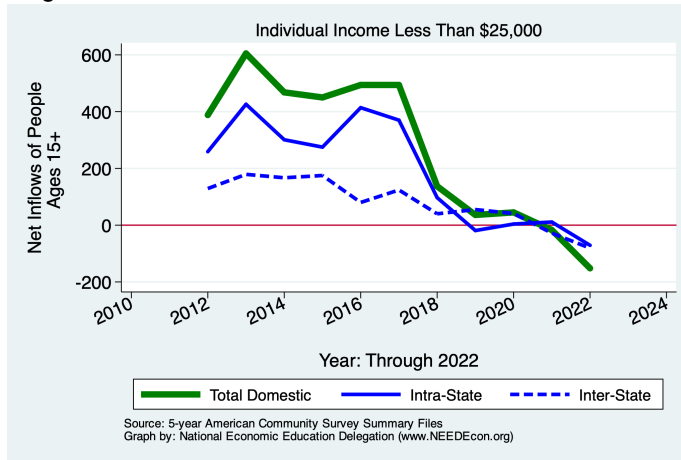


Figure 89: Overall Movements of Middle Income Residents

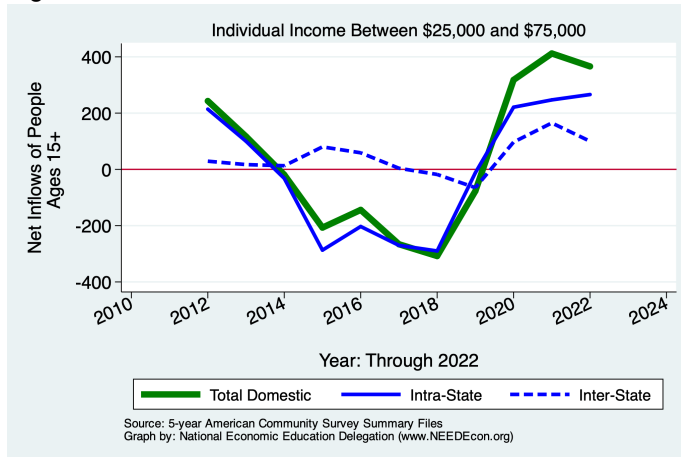
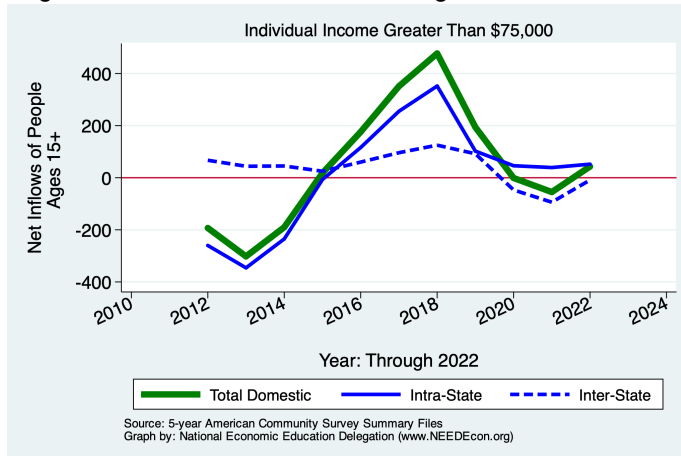


Figure 90: Overall Movements of High Income Residents



Demographics of Migration Flows

Table 18: Migration by Marital Status

Category	Population	Net Inflows					
		All Migration	Same State			Across States	From Abroad
			W/in County	Between Counties	W/in County		
Never married	6,095	715	-120	641	164	30	
Now married, except separated	4,157	-273	15	-244	-146	102	
Divorced	1,206	-48	49	-89	-8	0	
Separated	111	3	0	3	0	0	
Widowed	344	-8	0	-8	0	0	
Total:	11,913	389	-56	303	10	132	

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

Table 19: Migration by Tenure

Category	Population	Net Inflows					
		All Migration	Same State			Across States	From Abroad
			W/in County	Between Counties	W/in County		
Householder lived in owner-occupied housing units	3,837	-320	-98	18	-240	0	
Householder lived in renter-occupied housing units	8,843	648	100	233	183	132	
Total:	12,680	328	2	251	-57	132	

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

Figure 91: Domestic Movements of Residents by Tenure

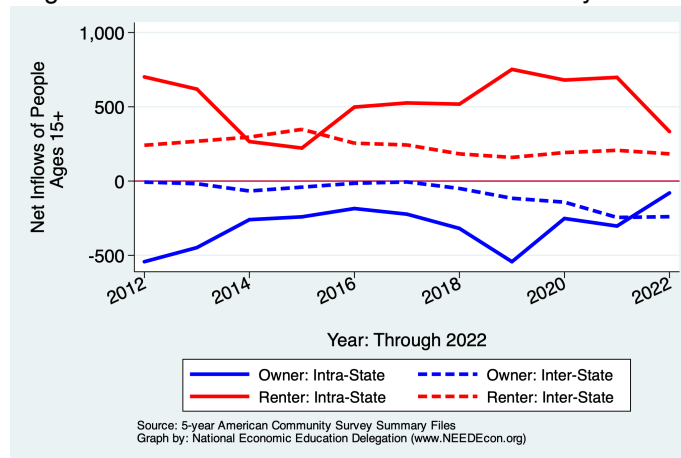


Table 20: Migration by Age

Category	Population	Net Inflows					From Abroad
		All Migration	Same State			Across States	
			W/in County	Between Counties	Between Counties		
1 to 4 years	329	-64	0	-15	-49	0	
5 to 17 years	515	-140	-47	-79	-14	0	
18 and 19 years	34	-20	0	-20	0	0	
20 to 24 years	1,028	389	2	310	63	14	
25 to 29 years	2,117	182	-119	186	60	55	
30 to 34 years	2,046	203	237	-20	-23	9	
35 to 39 years	1,544	-348	-145	-137	-94	28	
40 to 44 years	1,102	-35	-74	50	-11	0	
45 to 49 years	862	9	38	-39	10	0	
50 to 54 years	541	-3	-14	11	0	0	
55 to 59 years	524	-18	-1	0	-17	0	
60 to 64 years	510	42	35	-15	22	0	
65 to 69 years	475	-30	0	-30	0	0	
70 to 74 years	455	28	-6	8	0	26	
75 years and over	610	11	19	-8	0	0	
Total Population:	12,692	206	-75	202	-53	132	

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

Table 21: Migration by Educational Attainment

Category	Population	Net Inflows					From Abroad
		All Migration	Same State			Across States	
			W/in County	Between Counties	Between Counties		
Less than high school graduate	268	5	0	-29	34	0	
High school graduate (includes equiv)	696	-4	11	-15	-13	13	
Some college or assoc. degree	1,994	-4	-53	77	-56	28	
Bachelor's degree	4,301	76	-26	216	-131	17	
Graduate or professional degree	3,527	-32	38	-243	113	60	
Total:	10,786	41	-30	6	-53	118	

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	77,509	77,509
Moved Within Same County	101,250	86,610
Moved to Different County, Same State	62,802	86,250
Moved Between States	78,061	162,961
Moved from Abroad	56,161	
Total Population:	78,414	81,295

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	39.3	39.3
Moved Within Same County	33.0	32.1
Moved to Different County, Same State	27.4	32.6
Moved Between States	30.9	31.4
Moved from Abroad	29.8	
Total Population:	36.1	36.7

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/>

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