

Folsom, California

Indicators Report

by
The National Economic Education Delegation (NEED)

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Exploring the economics, demographics, and well-being of Folsom 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 Folsom (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 Folsom. 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 Folsom 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 Folsom 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 Folsom, 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 Folsom, but do not necessarily live in Folsom.
- **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	5
Employment Report	8
Citywide Employment and Unemployment	8
County Employment by Industry	9
Some Employee Detail	10
Income and Earnings	16
Per Capita Personal Income Growth	16
Poverty and Inequality	19
Housing	21
Housing Costs and Affordability	21
Housing Picture	25
Vintage of Residential Housing	27
Occupation of Residential Housing	29
Residential Permitting	31
Commute Patterns	34
Mode of Transportation	34
Commute Times for Employed Residents	36
Commute Times for Those Employed in the City	37
Place of Work	38
Commute Mode by Income	40
Commute Mode by Poverty Status	41
Migration	42
Overall Migration Flows	42
Demographics of Migration Flows	44
References and Sources	46

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

A Demographic Snapshot

Statistic	2022	2019
POPULATION		
Population Estimate (#, 5yr)	81,077.0	78,159.0
Veterans (#, 5yr)	3,436.0	4,093.0
Foreign born persons (% , 5yr)	18.4	17.0
Population age 25+ (#, 5yr)	56,241.0	54,424.0
AGE AND SEX		
Persons under 5 years (% , 5yr)	5.5	5.5
Persons under 18 years (% , 5yr)	23.3	24.2
Persons 65 years and over (% , 5yr)	13.3	12.6
Female persons (% , 5yr)	49.6	48.2
INCOME AND POVERTY		
Median household income (\$, 5yr)	134,935.0	114,405.0
Per capita income in past 12 months (\$, 5yr)	56,541.0	47,874.0
Persons in poverty (% , 5yr)	5.3	5.6
Children age less than 18 in poverty (#, 5yr)	786.0	1,139.0
Children age less than 18 in poverty (% , 5yr)	4.2	6.1
RACE AND ETHNICITY		
White alone (% , 5yr)	62.5	70.1
African American alone (% , 5yr)	4.5	3.4
American Indian or Alaska Native alone (% , 5yr)	0.3	0.4
Asian alone (% , 5yr)	18.5	17.2
Native Hawaiian and Other Pacific Islander alone (% , 5yr)	0.3	0.5
Two or More Races (% , 5yr)	10.5	5.9
Hispanic or Latino (% , 5yr)	14.8	12.2
White alone, not Hispanic or Latino (% , 5yr)	55.9	61.8
HOUSING		
Housing units (#, 5yr)	29,159.0	28,775.0
Owner-occupied housing units (% , 5yr)	69.2	69.5
Median value of owner-occupied housing units (\$, 5yr)	673,000.0	524,100.0
Median selected monthly owner costs-with a mortgage (\$, 5yr)	3,014.0	2,556.0
Median selected monthly owner costs-without a mortgage (\$, 5yr)	861.0	733.0
Median gross rent (\$, 5yr)	2,164.0	1,710.0
FAMILIES AND LIVING ARRANGEMENTS		
Households (#, 5yr)	28,298.0	27,836.0
Persons per household (#, 5yr)	2.7	2.6
Living in same house 1 year ago, % of persons age 1+ (5yr)	83.0	84.2
EDUCATION		
High school graduate or higher, % of persons age 25+ (5yr)	94.4	93.8
Bachelor's degree or higher, % of persons age 25+ (5yr)	53.9	51.2
HEALTH		
With a disability, under age 65 years (#, 5yr)	3,450.0	2,674.0
Persons without health insurance, under age 65 years (% , 5yr)	2.9	2.2
LABOR FORCE		
In civilian labor force, persons age 16+ (% , 5yr)	62.4	61.6
In civilian labor force, women age 16+ (% , 5yr)	58.3	59.6
Employed, persons age 16+ (% , 5yr)	57.7	57.7
Self employed (% , 5yr)	10.5	10.2
TRANSPORTATION		
Mean travel time to work, workers age 16+ (Mins., 5yr)	19.5	23.7
Drive alone in private vehicle (% , 5yr)	64.8	78.7
Using public transportation (% , 5yr)	1.9	2.5
Worked from home (% , 5yr)	26.1	10.7

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				
Folsom	85,498	1.26	5.42	8.87
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	2022	2023	% 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)

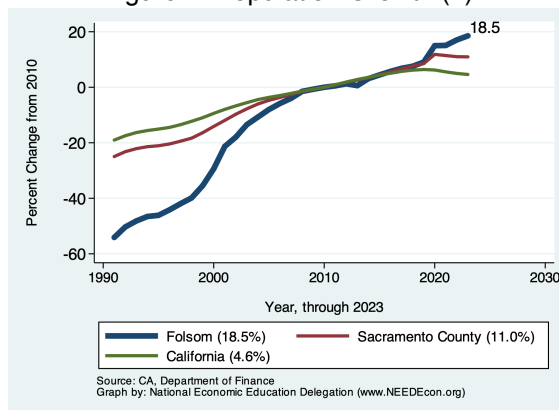


Figure 2: Population Growth (2)

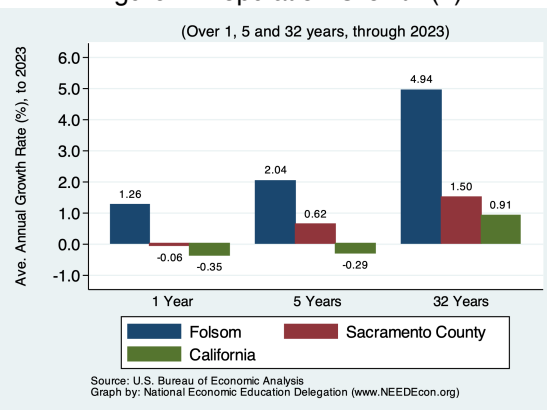


Figure 3: Population by Age - Detailed Age Categories

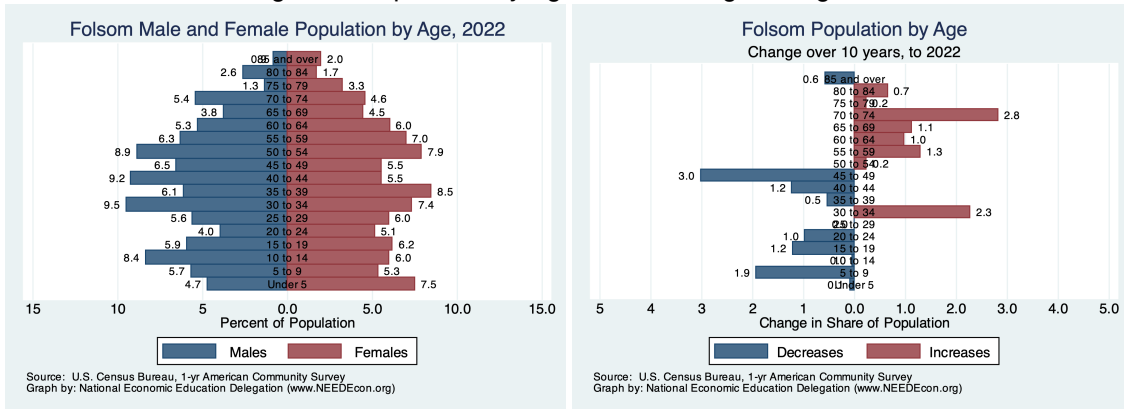


Figure 4: Population by Age - Broad Age Categories

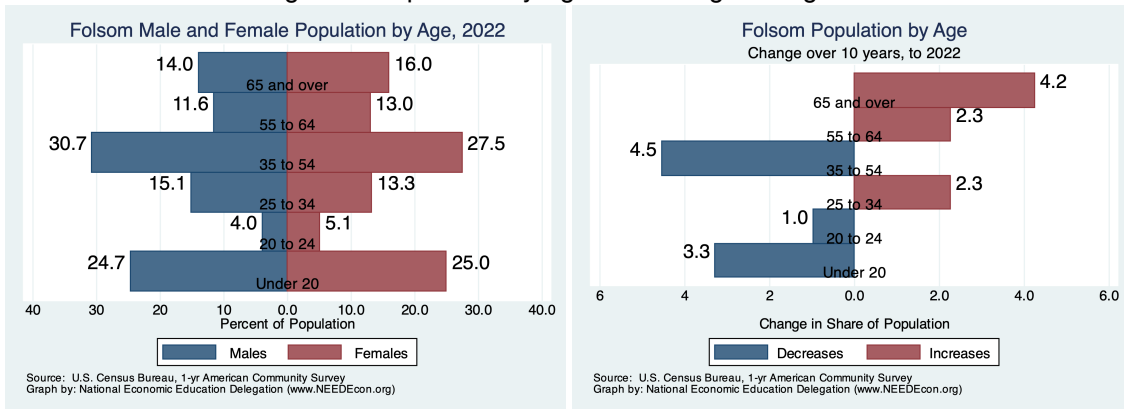


Figure 5: Population by Educational Attainment

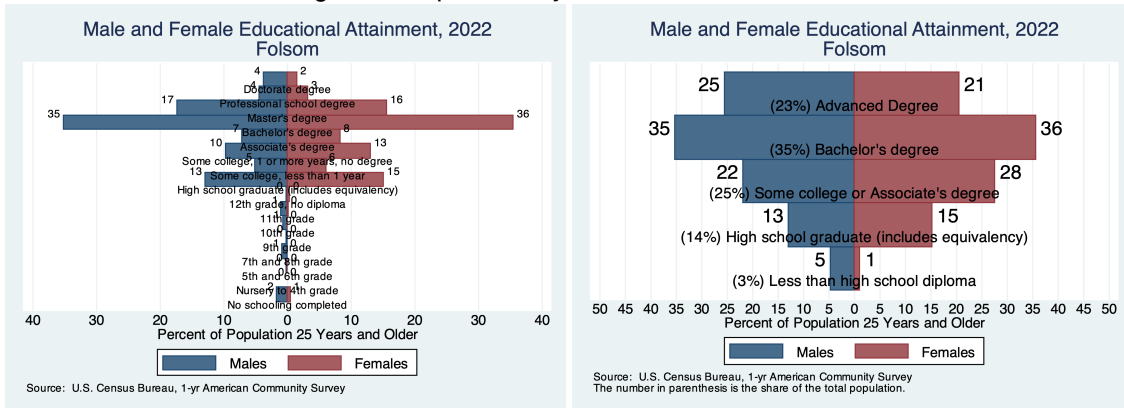


Figure 6: Population by Race/Ethnicity

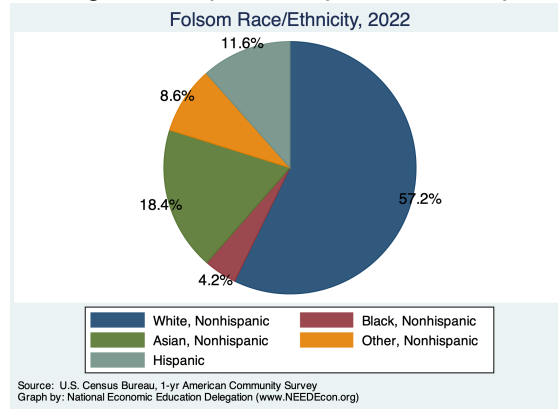
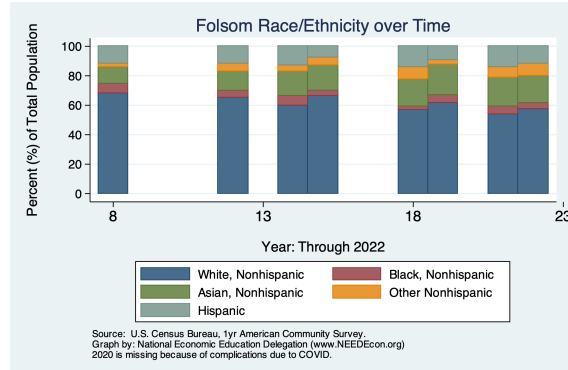


Figure 7: Population by Race/Ethnicity Over Time



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. Folsom 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

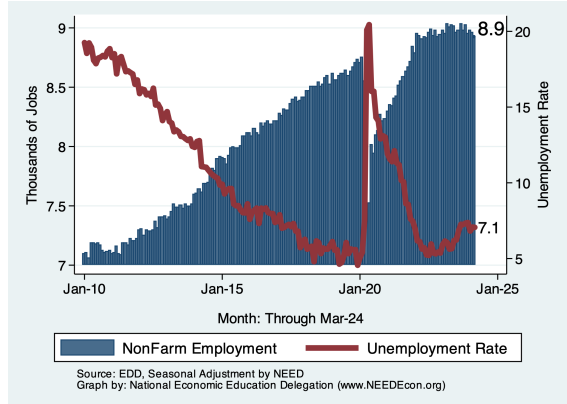


Figure 9: Employment and Unemployment - Last 12 Months

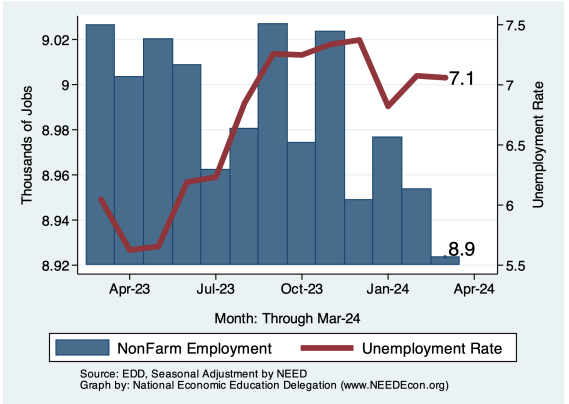


Figure 10: Relative Employment Growth Across Regions - since 2010

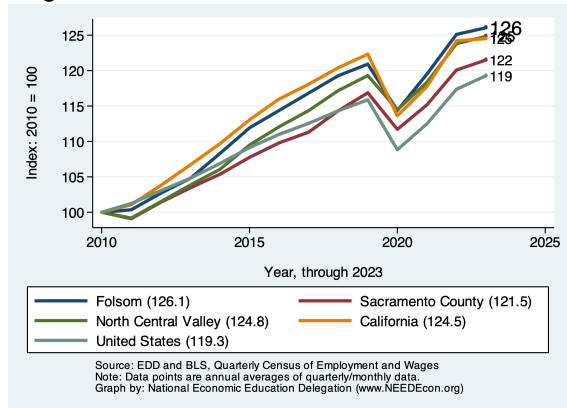
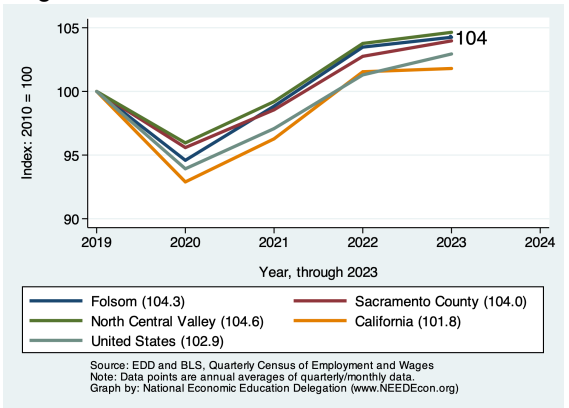


Figure 11: Relative Employment Growth Across Regions - since 2019



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 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 Folsom

Figure 12: Employment by Occupation

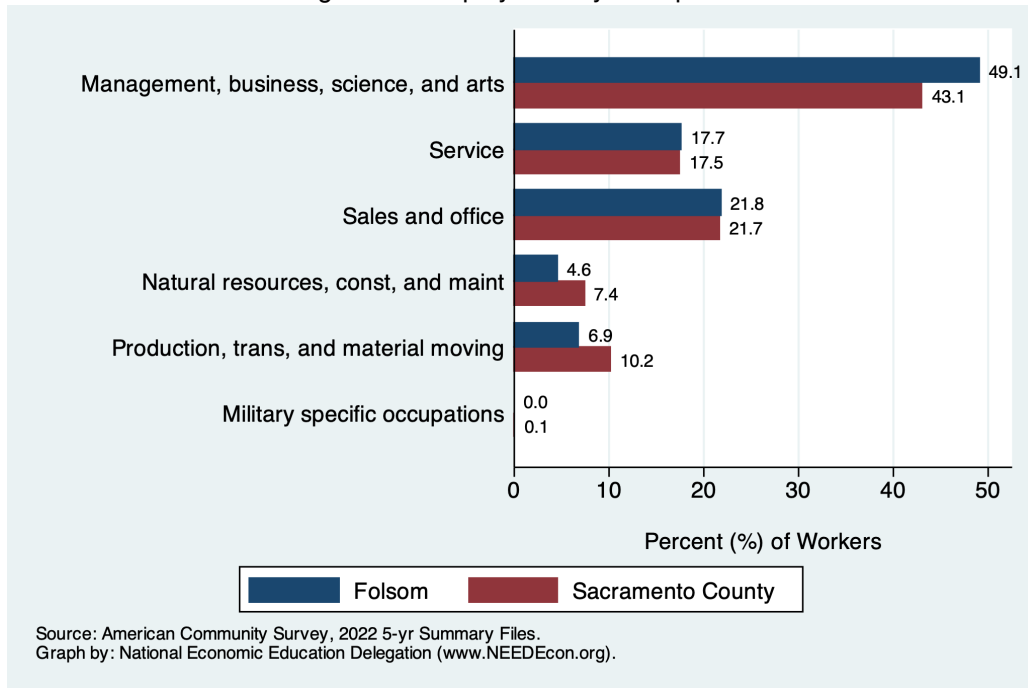


Figure 13: Employment by Industry

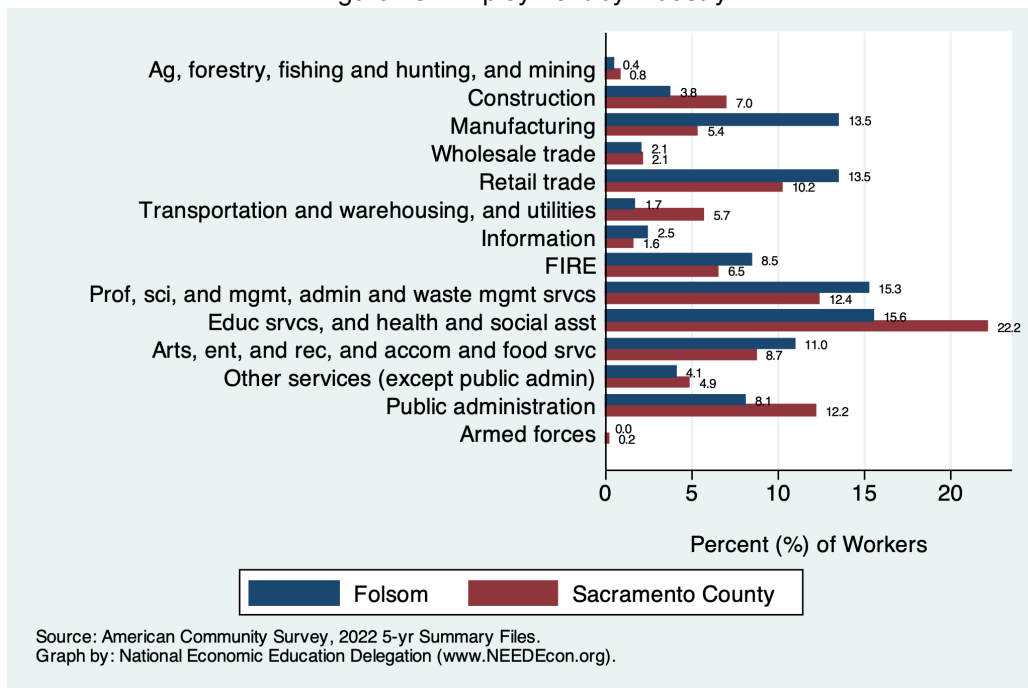


Figure 14: Language Spoken at Home

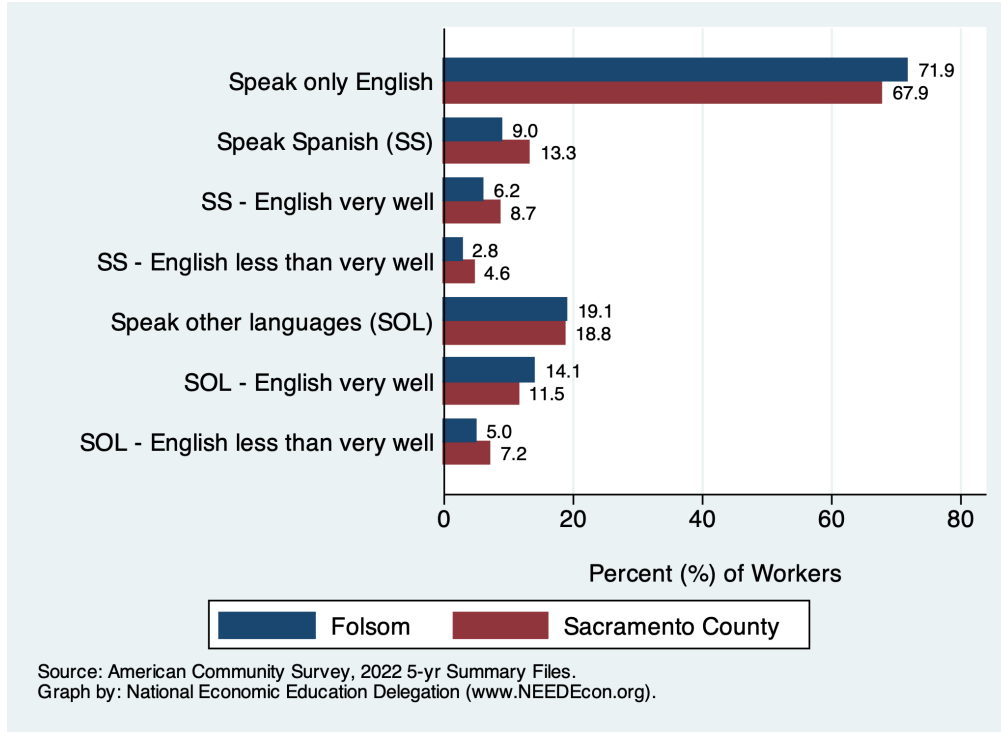
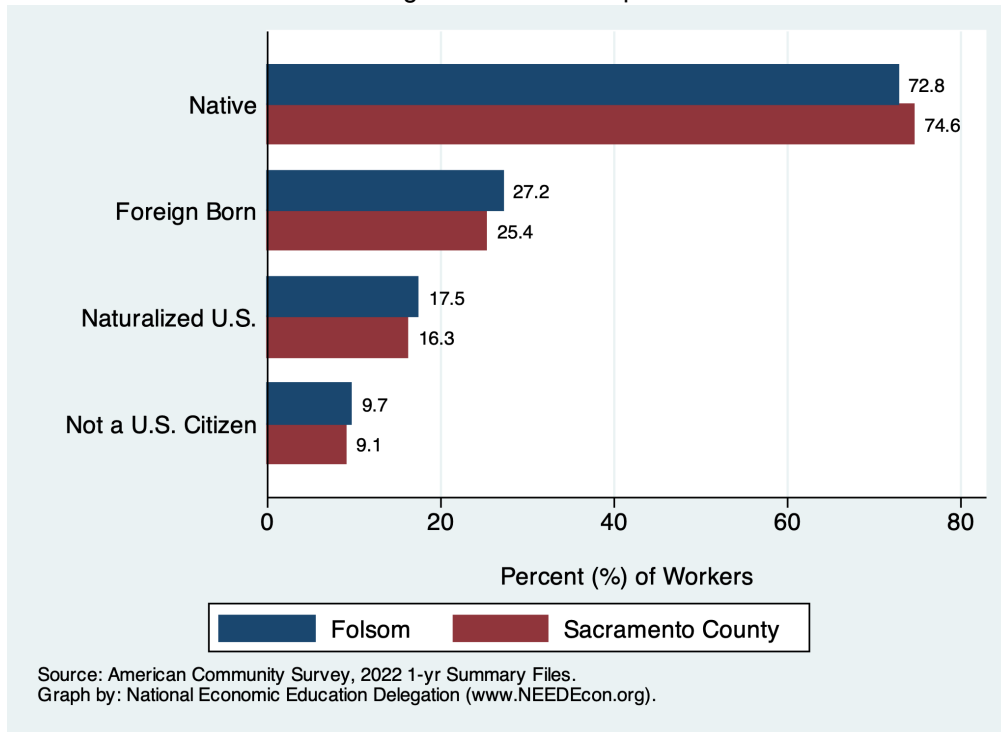


Figure 15: Citizenship



Employed Residents of Folsom

Figure 16: Employment by Occupation

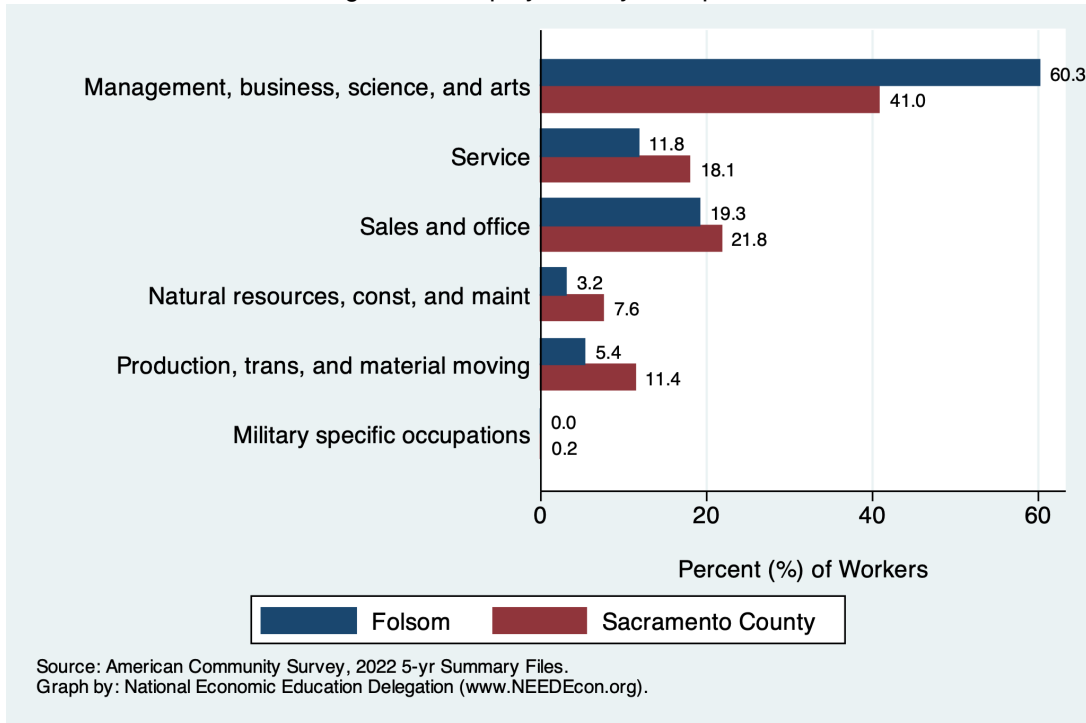


Figure 17: Employment by Industry

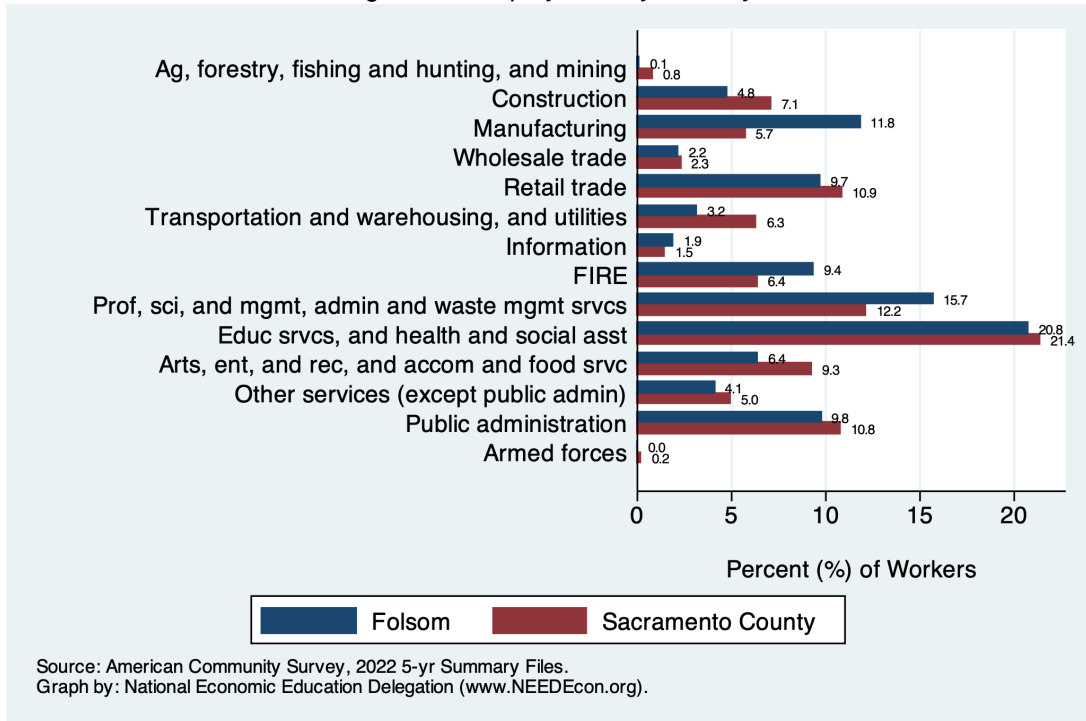


Figure 18: Language Spoken at Home

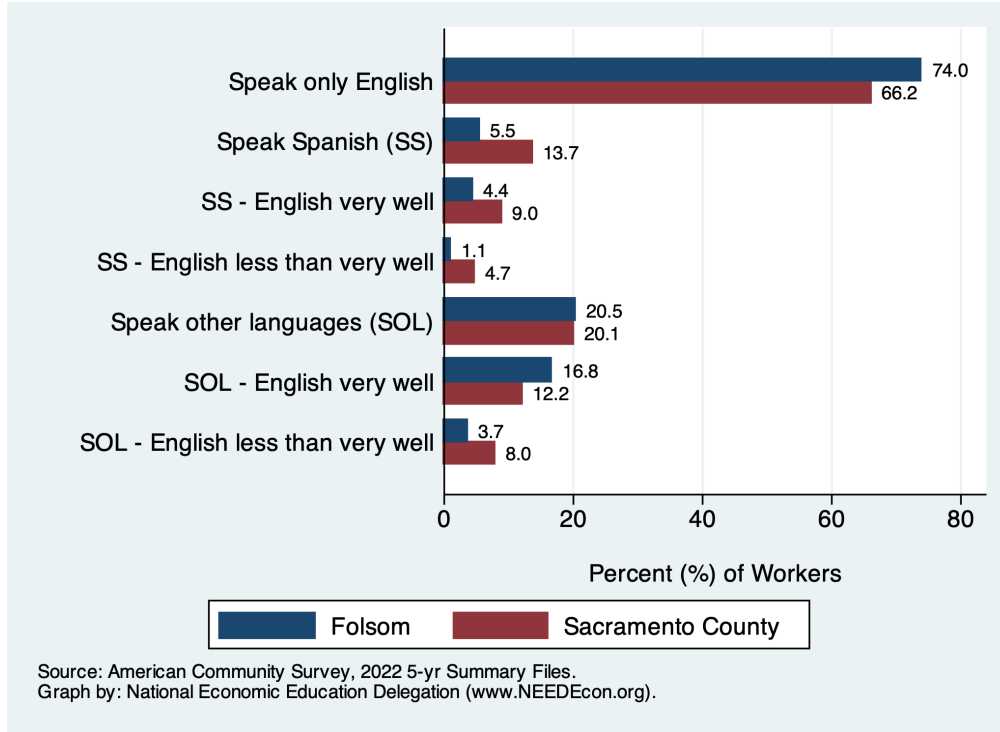
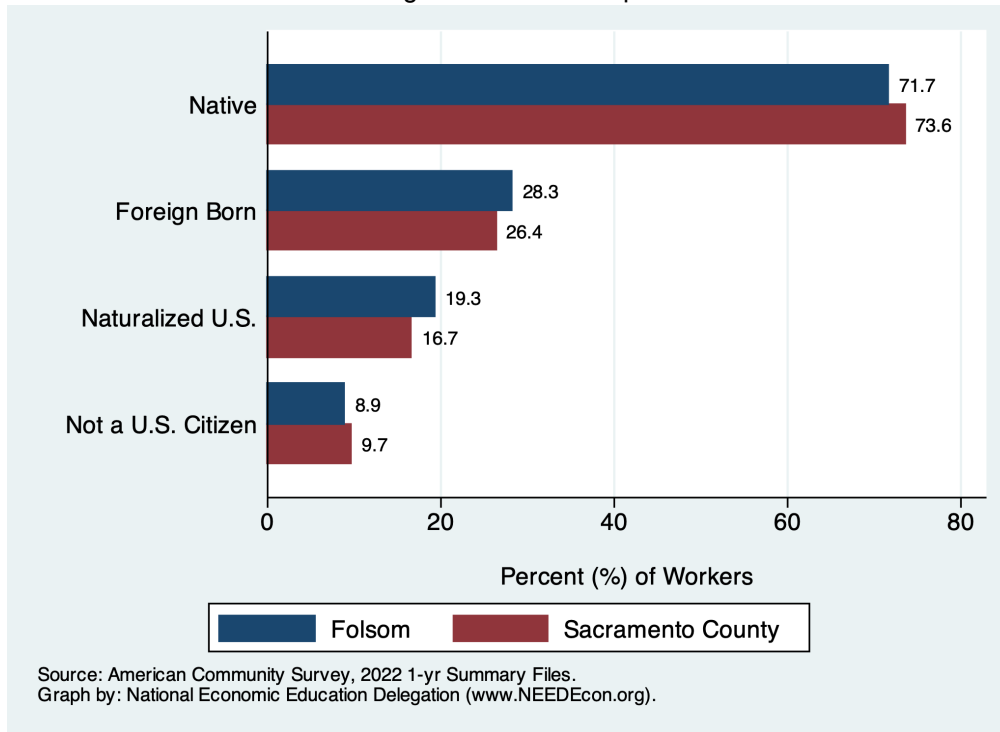


Figure 19: Citizenship



Employed Residents vs Workers in Folsom

Figure 20: Employment by Occupation

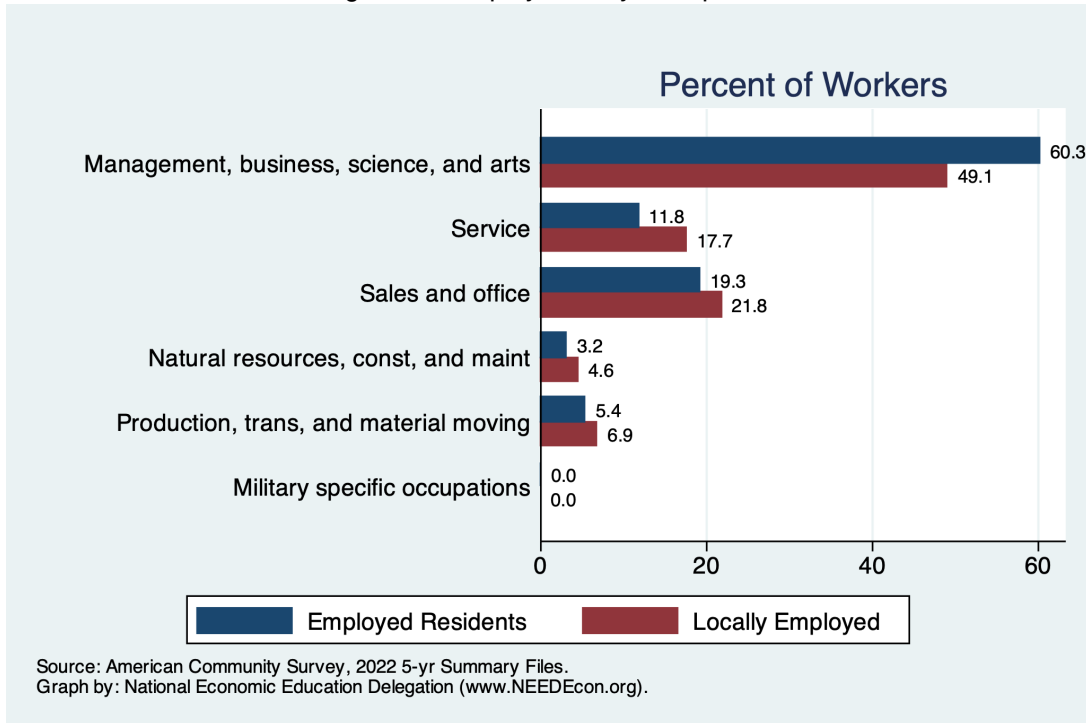


Figure 21: Employment by Industry

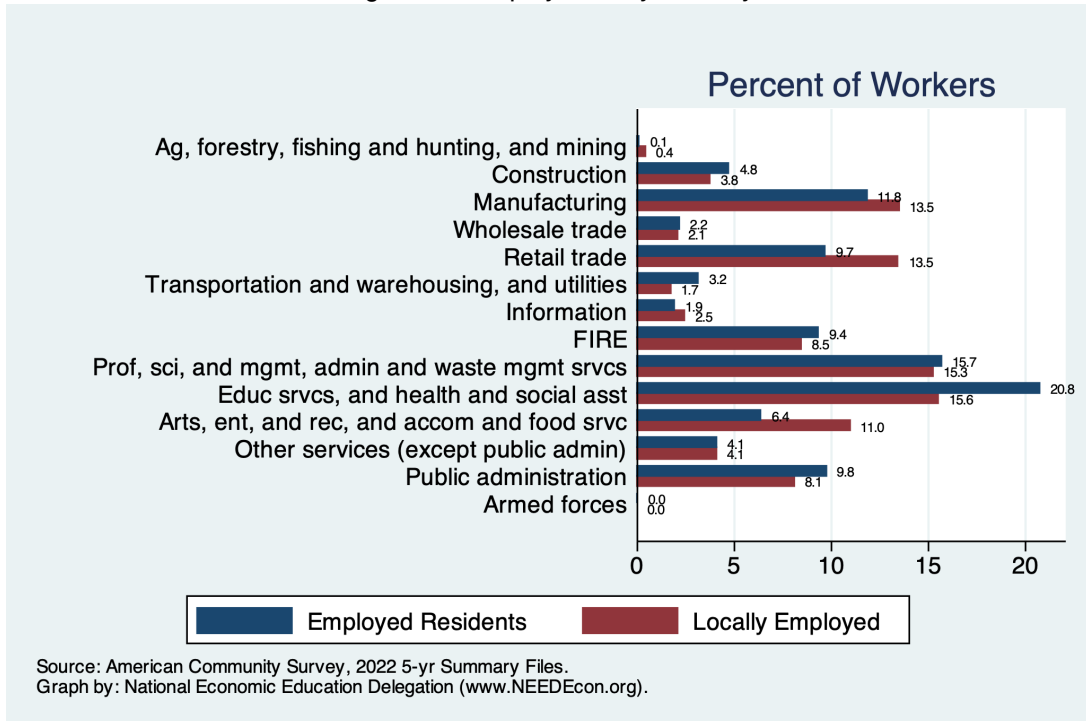


Figure 22: Language Spoken at Home

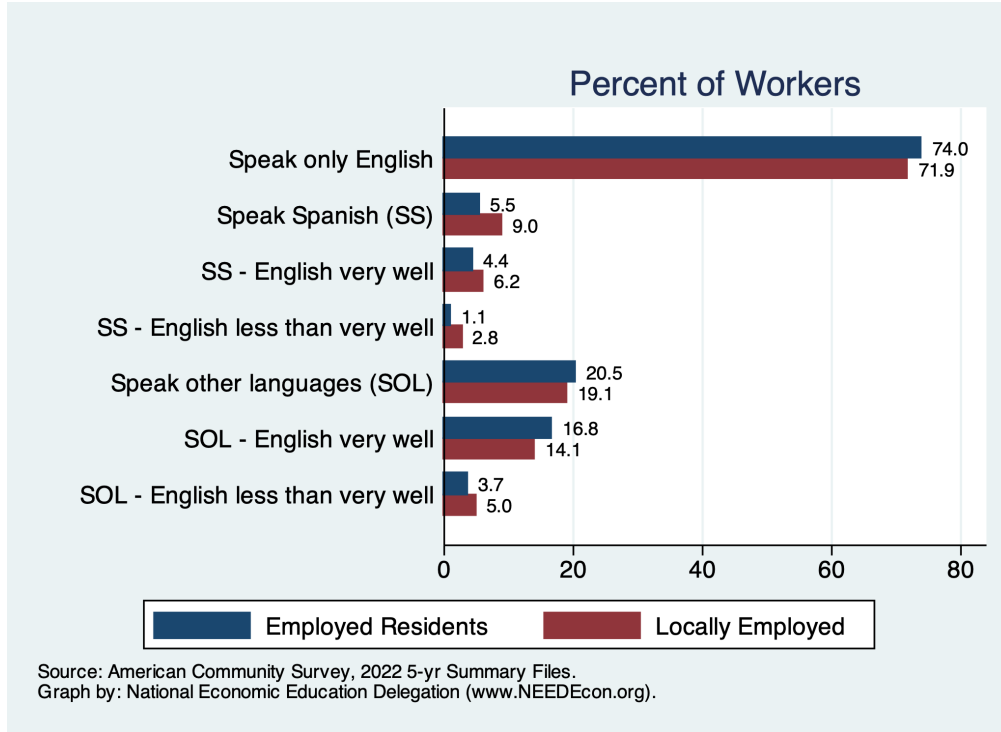
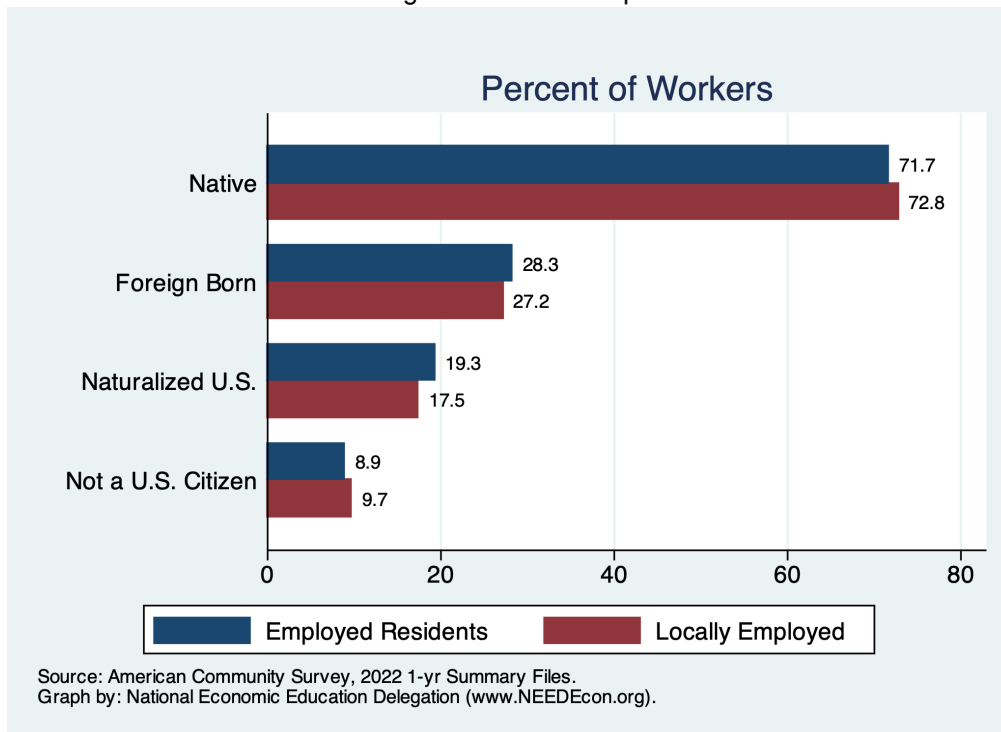


Figure 23: Citizenship



Income and Earnings

Per Capita Income Growth

Definition:

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

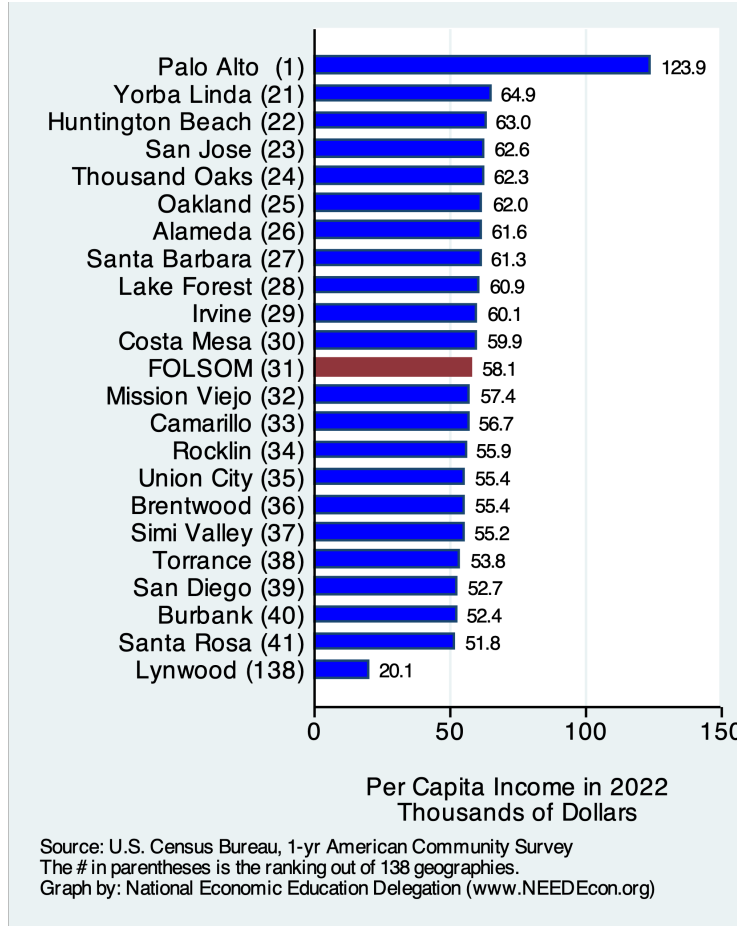
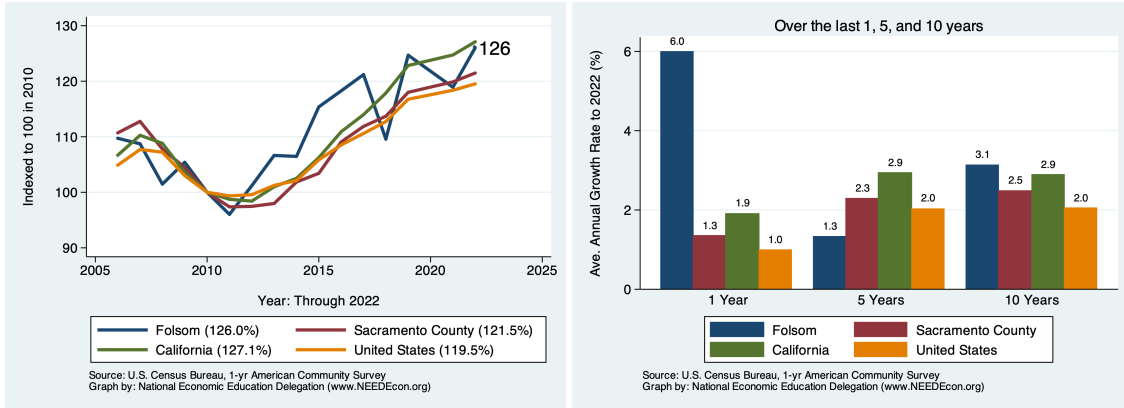


Figure 25: Regional Comparison of Growth over Time



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

Figure 26: Income Levels

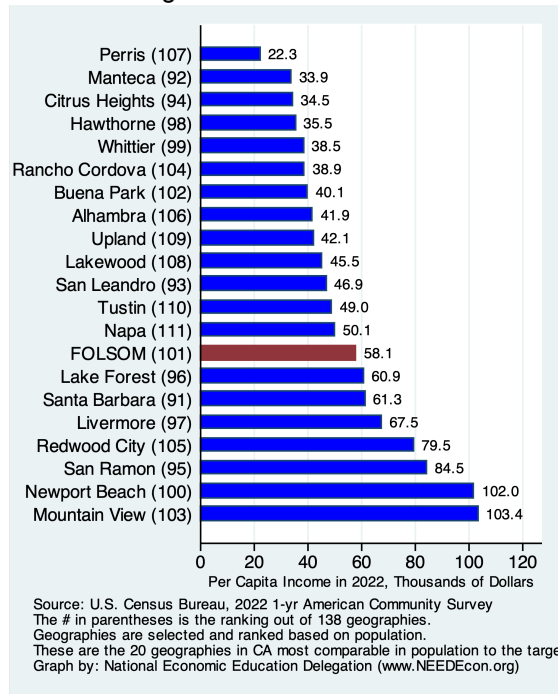
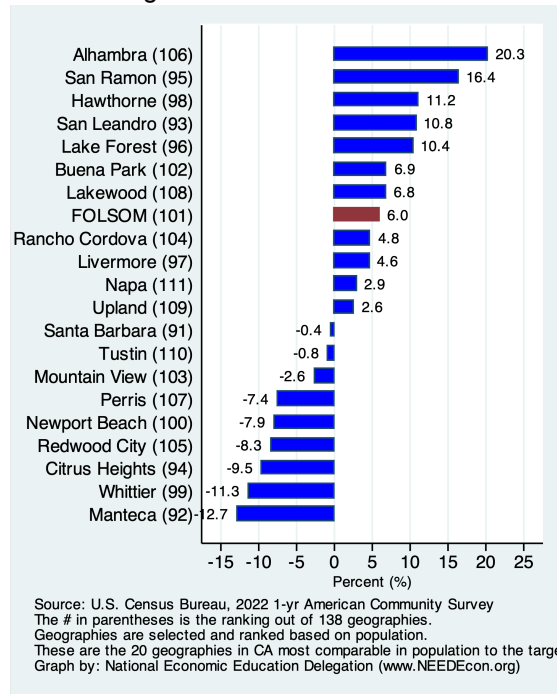
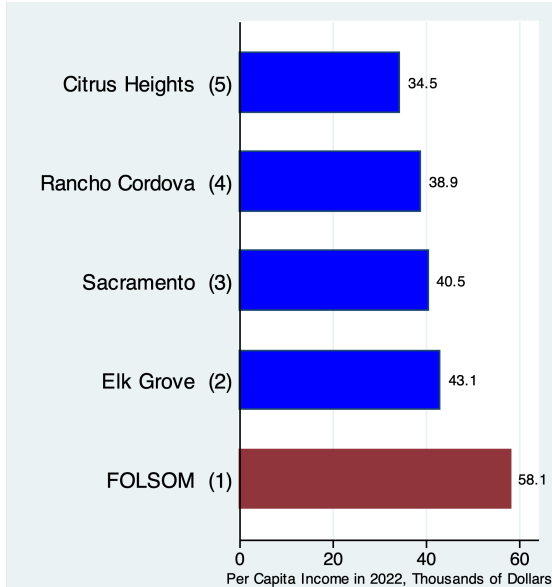


Figure 27: Growth over Time



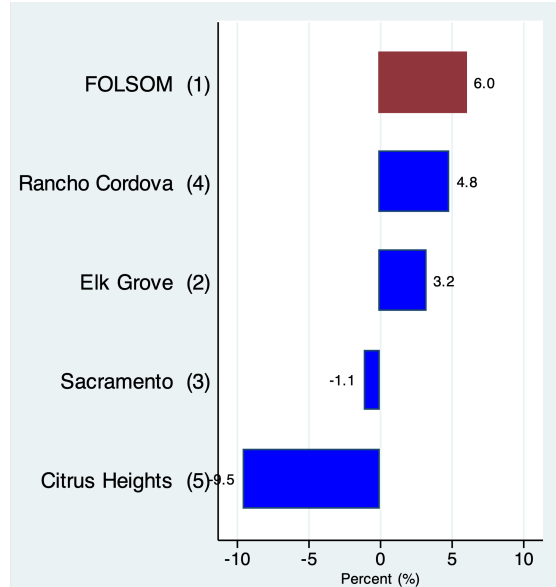
Real Per Capita Income Ranking Among Cities in Sacramento County

Figure 28: Income Levels



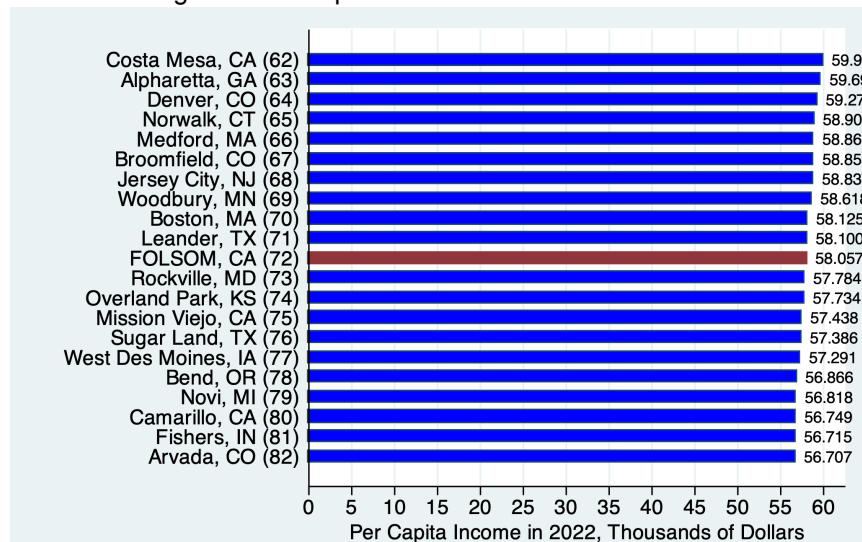
Source: U.S. Census Bureau, 2022 1-yr American Community Survey
 The # in parentheses is the ranking out of 5 geographies.
 Geographies are selected and ranked based on population.
 These are the cities in the same county as the target city.
 Graph by: National Economic Education Delegation (www.NEEDecon.org)

Figure 29: 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 30: 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)

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.

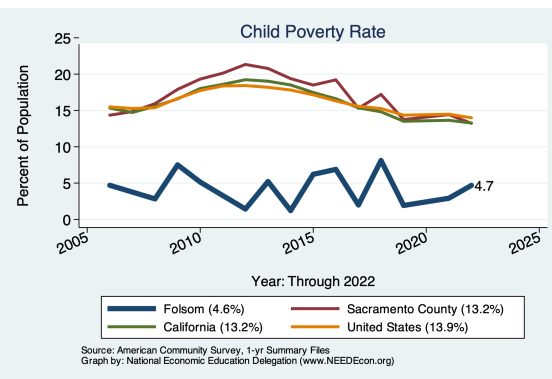
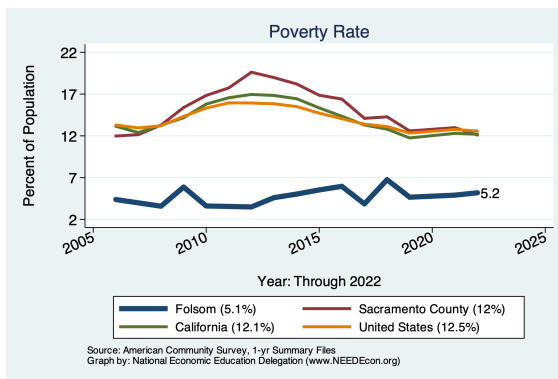


Figure 31: Inequality

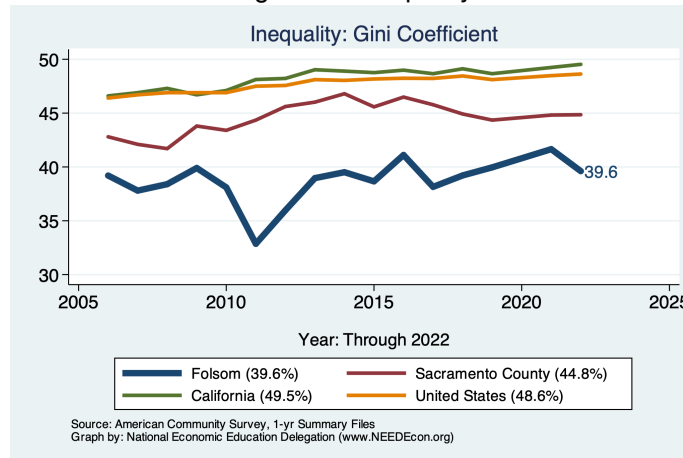


Figure 32: Shares Across the Income Distribution

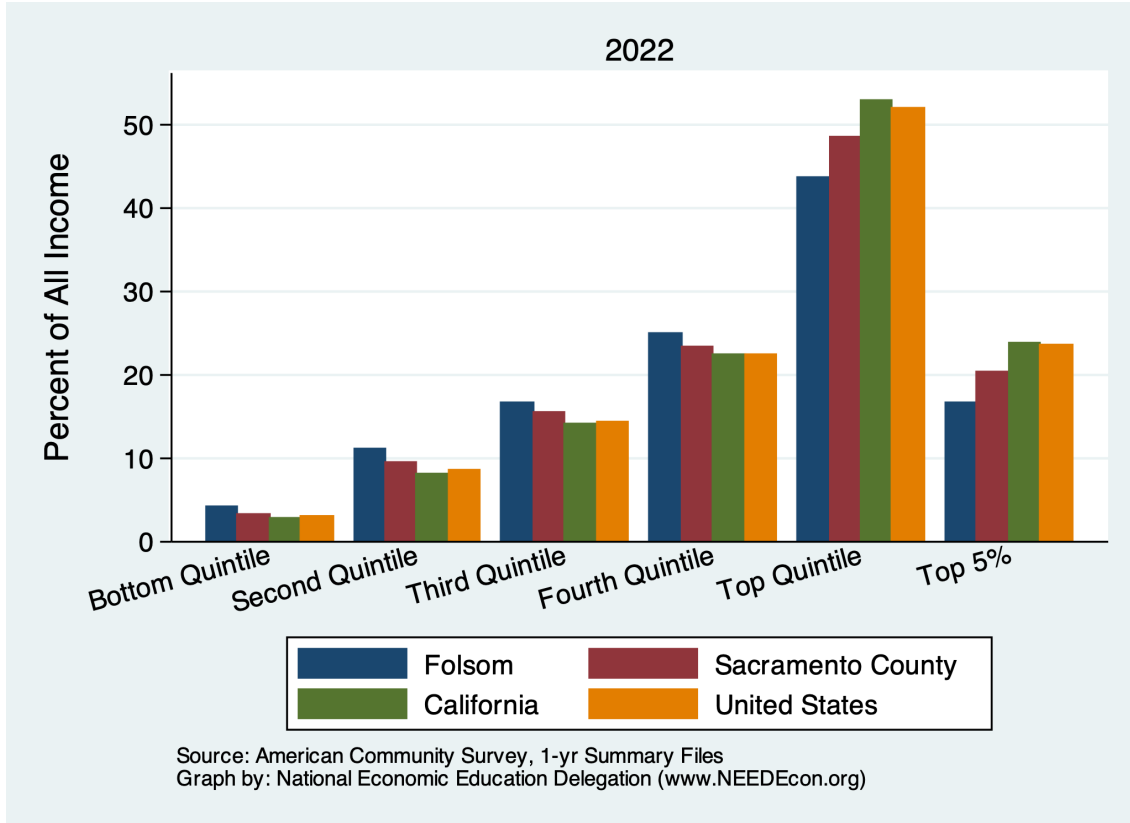
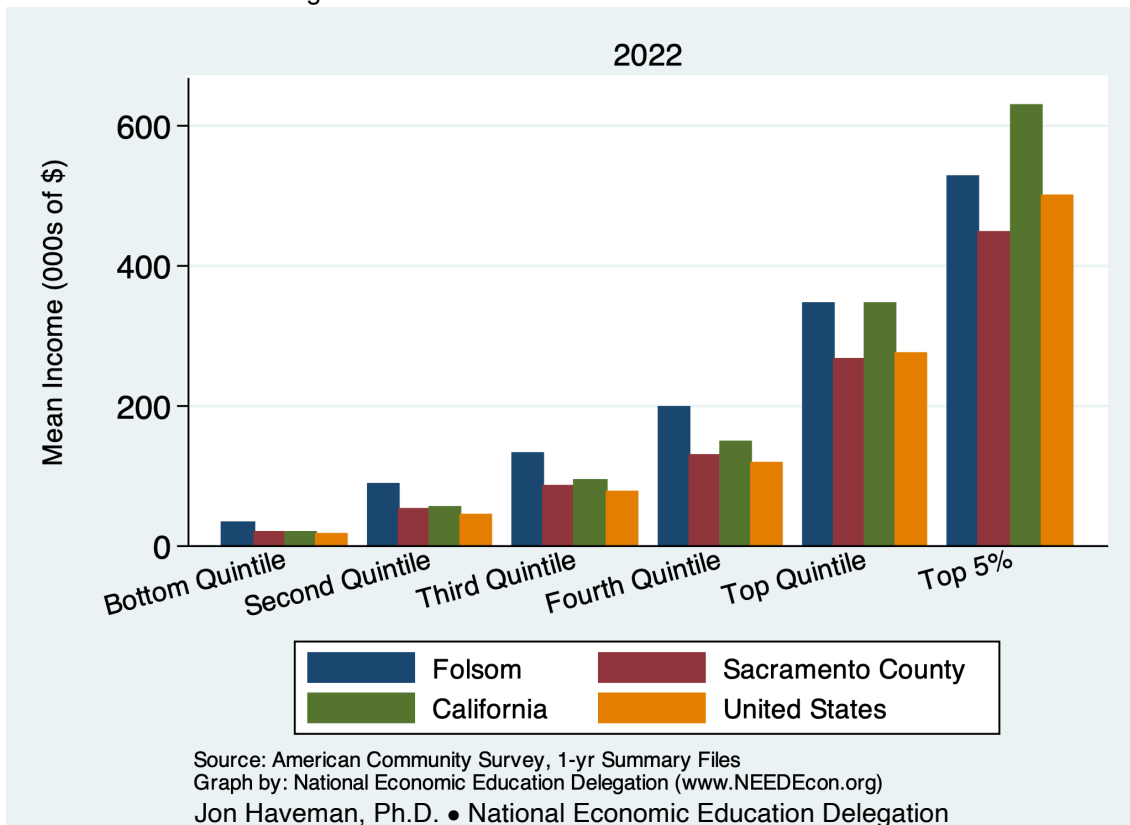


Figure 33: Means Across the Income Distribution



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 Folsom and Broader Regions

Figure 34: Median Home Prices

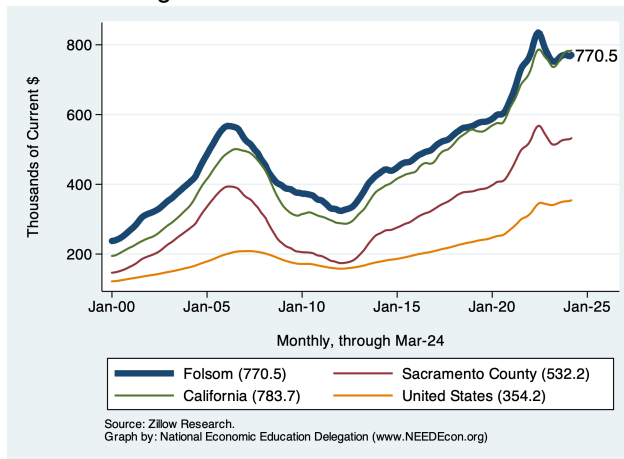
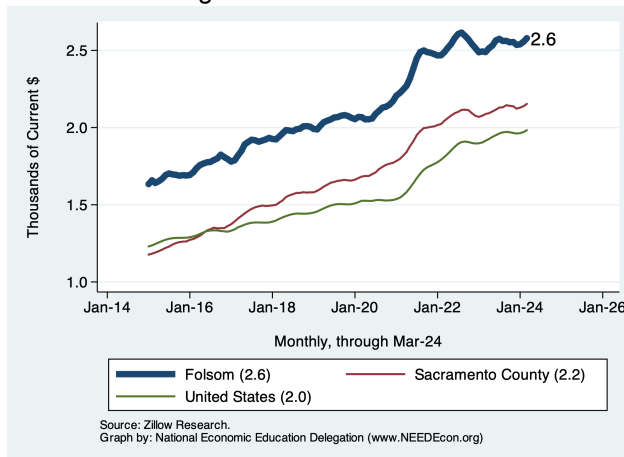


Figure 35: Median Rents



Housing Ownership in Folsom and Broader Regions

Figure 36: Home Ownership Rates

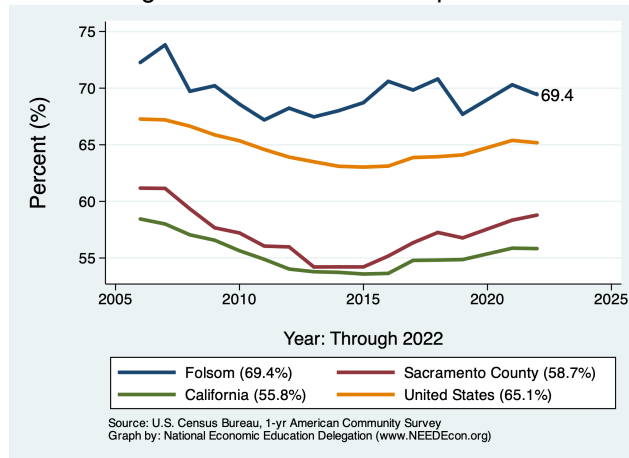


Figure 37: Home Ownership by Age

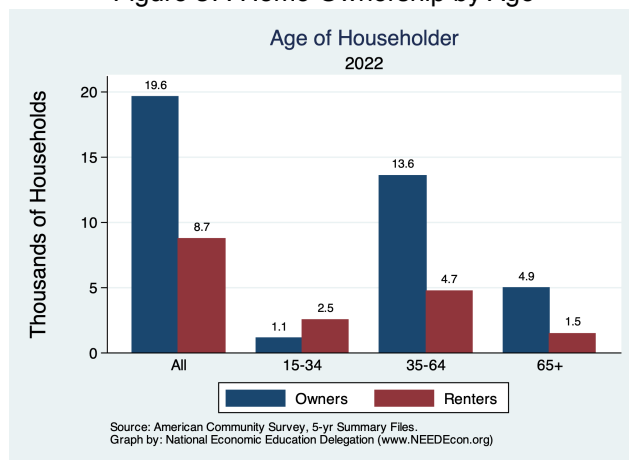


Figure 38: Income by Tenure

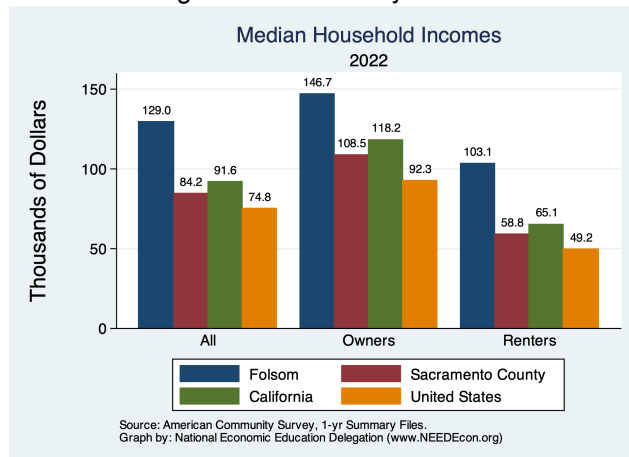


Figure 39: Income Distribution by Tenure

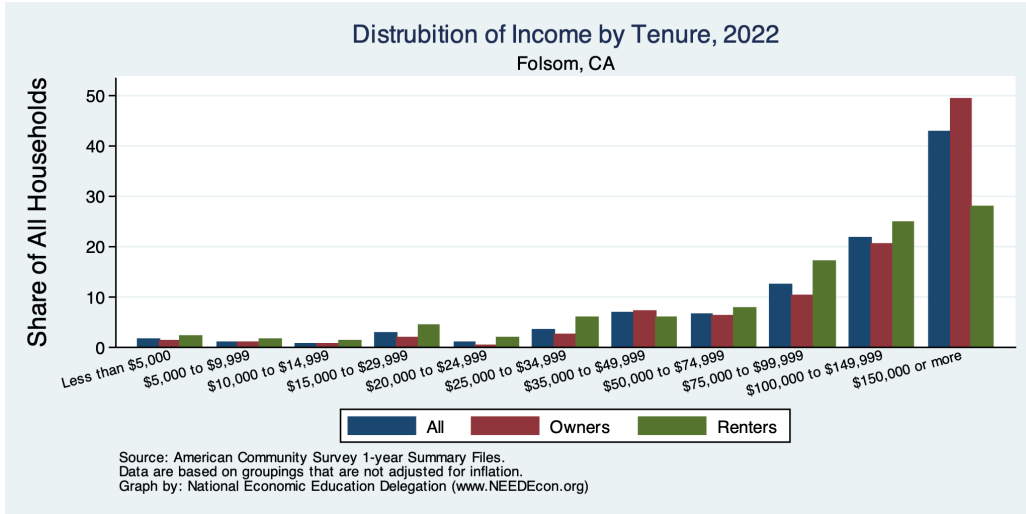


Figure 40: Income Distribution of Home Owners

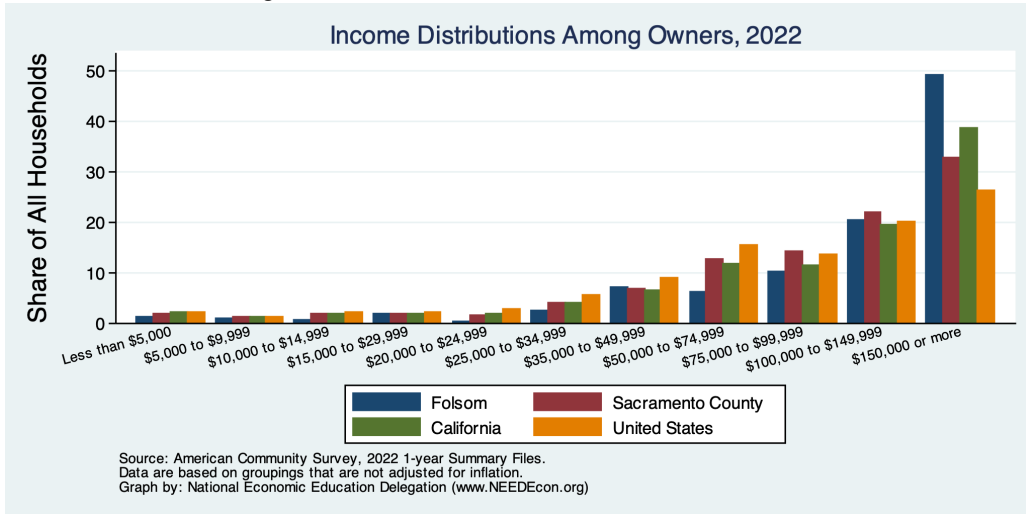
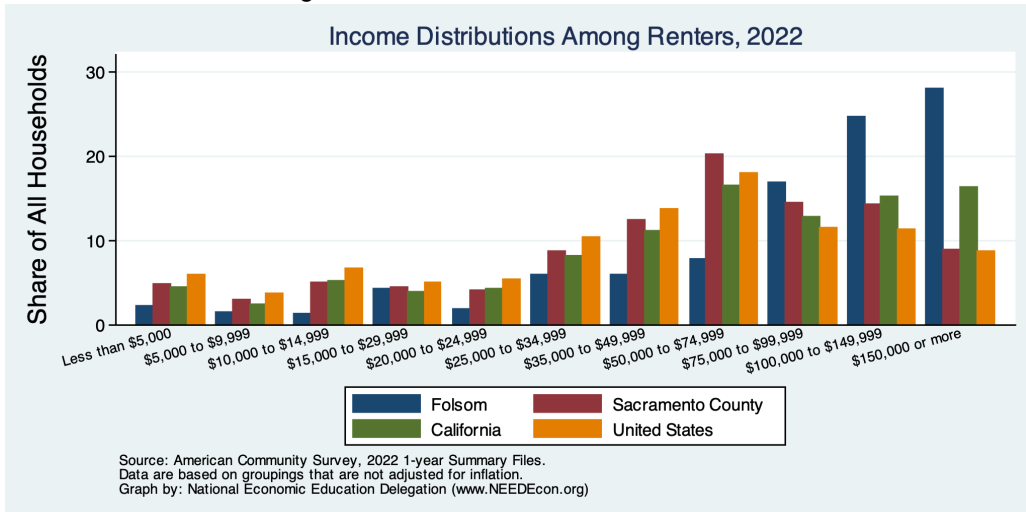


Figure 41: Income Distribution of Renters



Housing Burden in Folsom and Broader Regions

Figure 42: Home Owners w/ A Mortgage

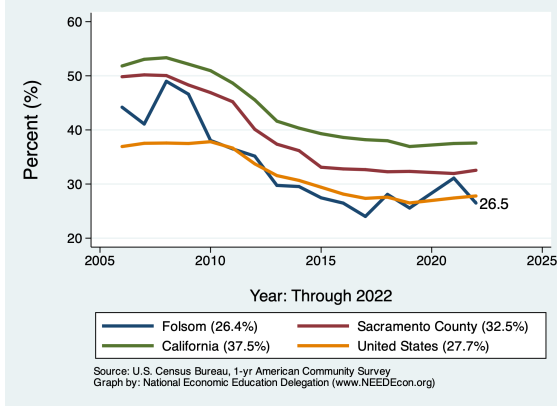


Figure 43: Home Owners w/o A Mortgage

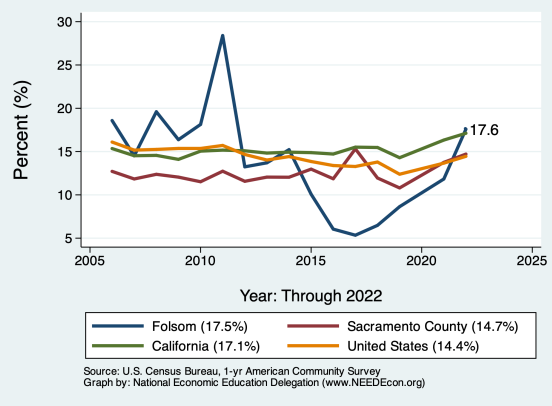


Figure 44: Renters

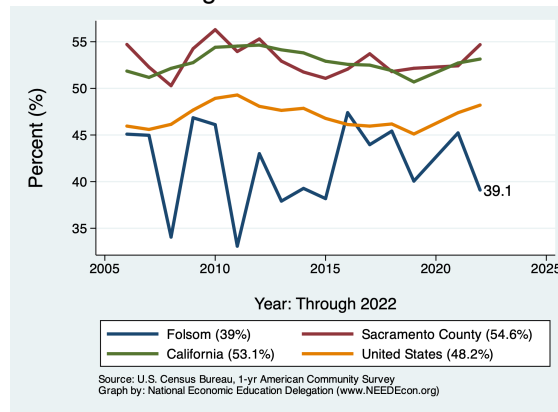
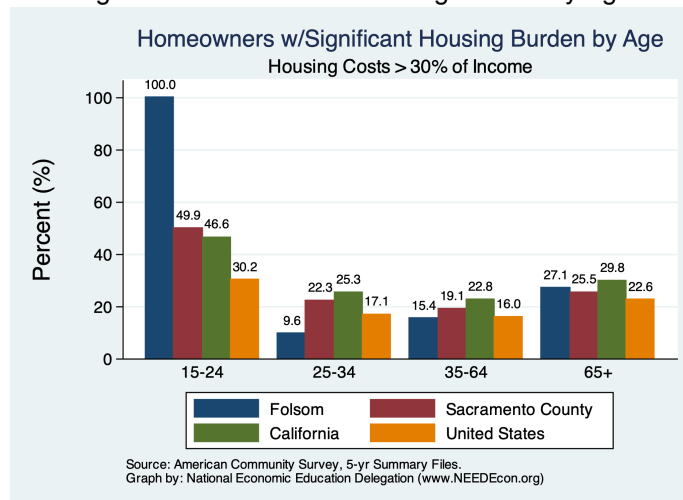


Figure 45: Homeowner Housing Burden by Age



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	85,498.0	79,171.0	72,203.0	8.0	18.4
Total # of Homes	32,083.0	28,053.0	26,109.0	14.4	22.9
# Occupied Units	30,743.0	27,305.0	24,951.0	12.6	23.2
Persons per Household	2.6	2.7	2.6	-5.1	-2.4
Vacancy Rate (%)	4.2	2.7	4.4	56.6	-5.8

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

Figure 46: Housing Growth

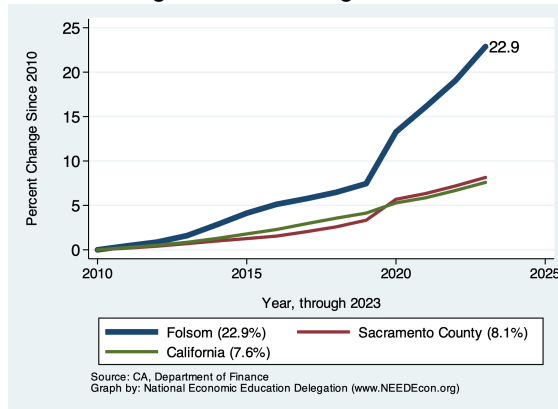


Figure 47: Persons per Household

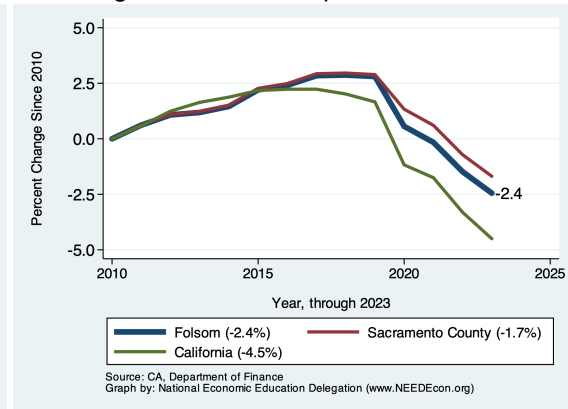


Figure 48: Vacancy Rates

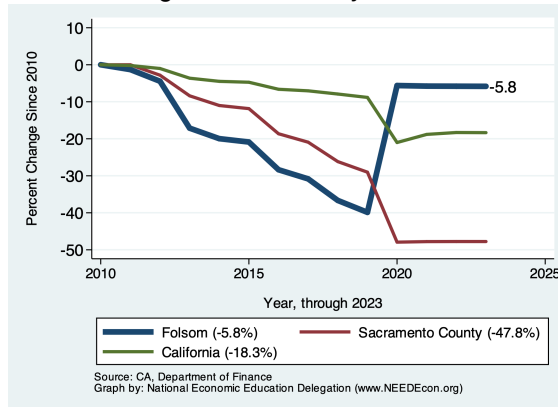
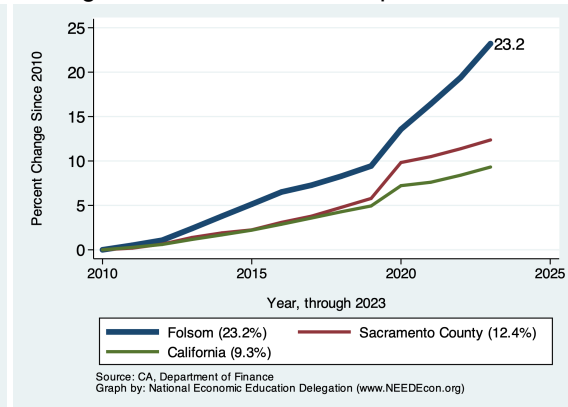


Figure 49: Number of Occupanied Units



Trends in the Growth of Housing by Housing Type

Figure 50: Single Detached Homes

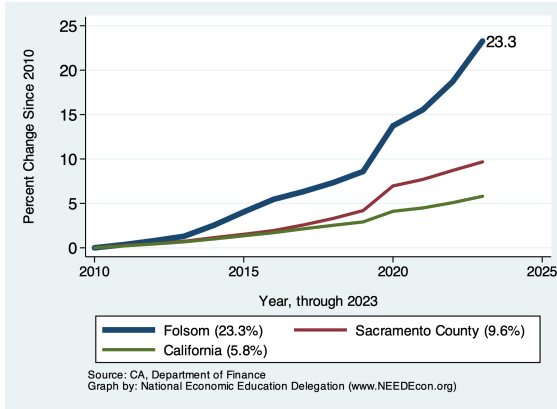


Figure 51: Single Attached Homes

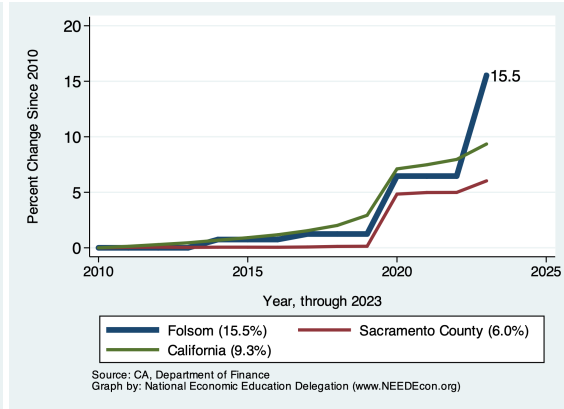


Figure 52: Housing in Buildings with Two to Four Units

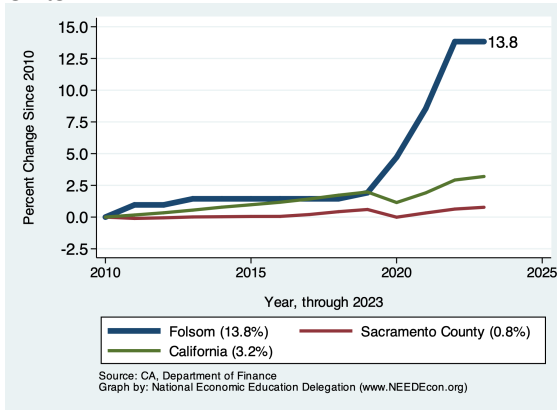
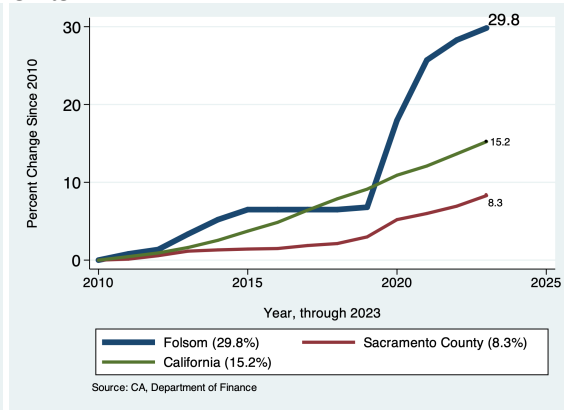


Figure 53: Housing in Buildings with Five or More Units



Vintage of Residential Housing

Why is it important?

This section provides evidence on the year in which residential housing in Folsom 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 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

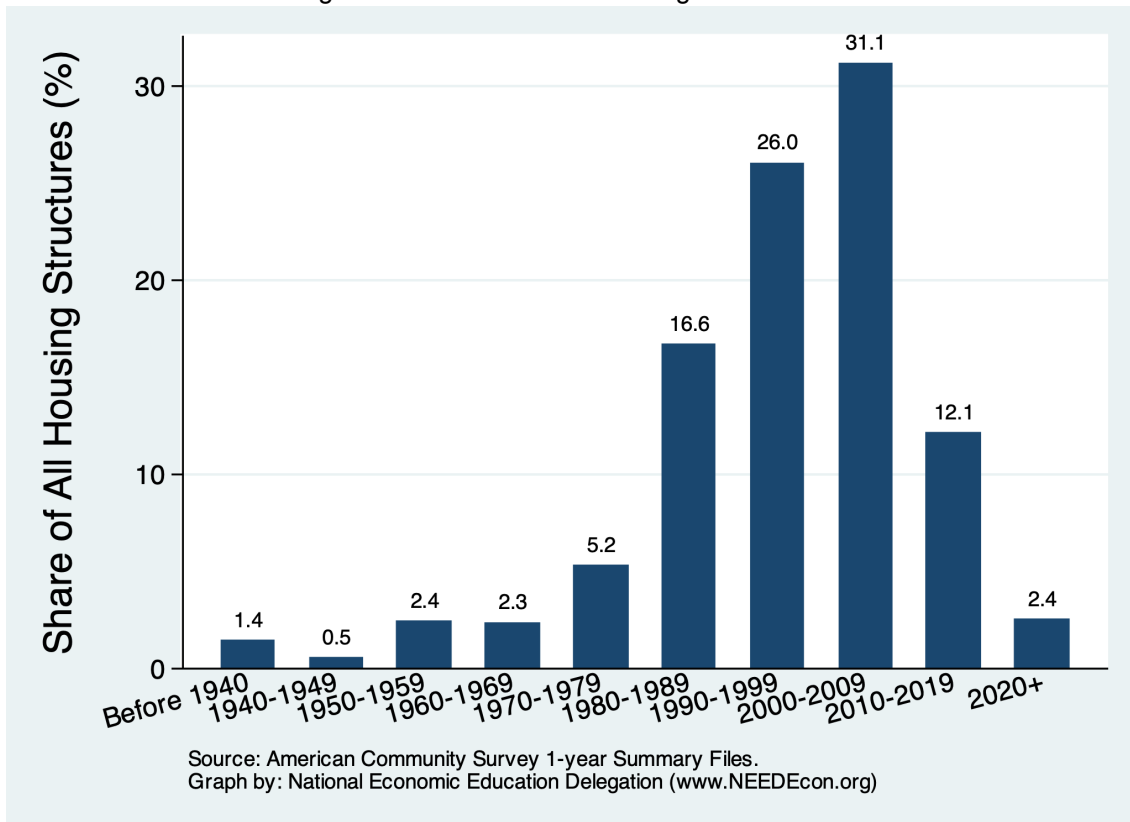


Figure 55: Housing Vintage across Regions

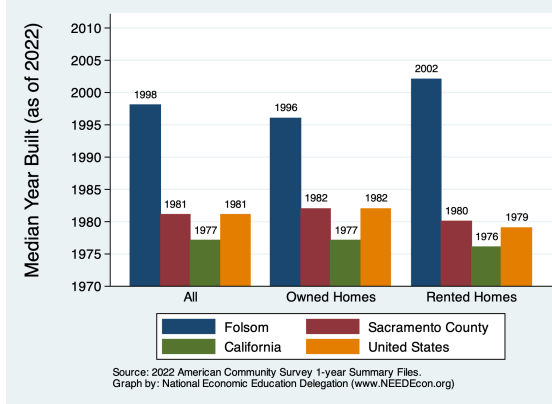


Figure 56: Housing Vintage by Tenure

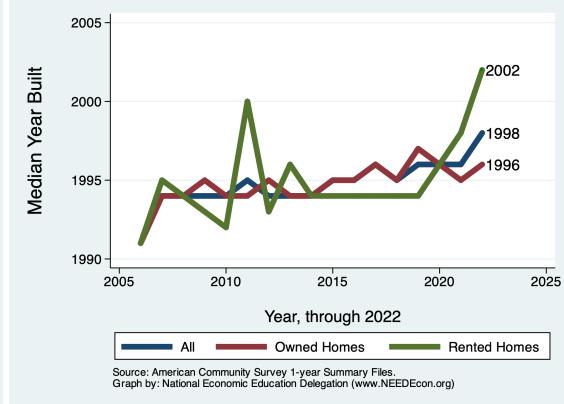


Figure 57: Vintage of Owned Residences

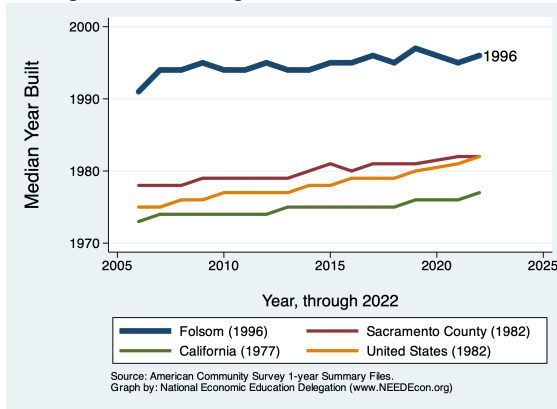


Figure 58: Vintage of Rented Residences

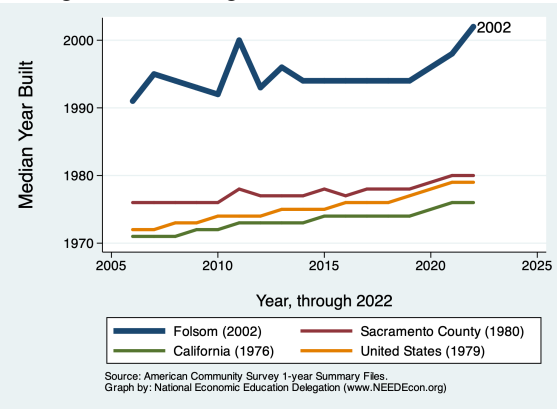
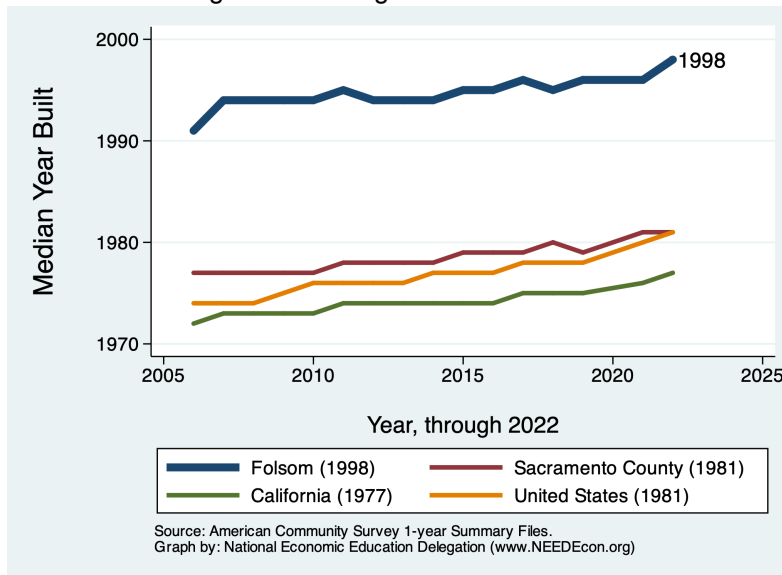


Figure 59: Vintage of All Residences



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

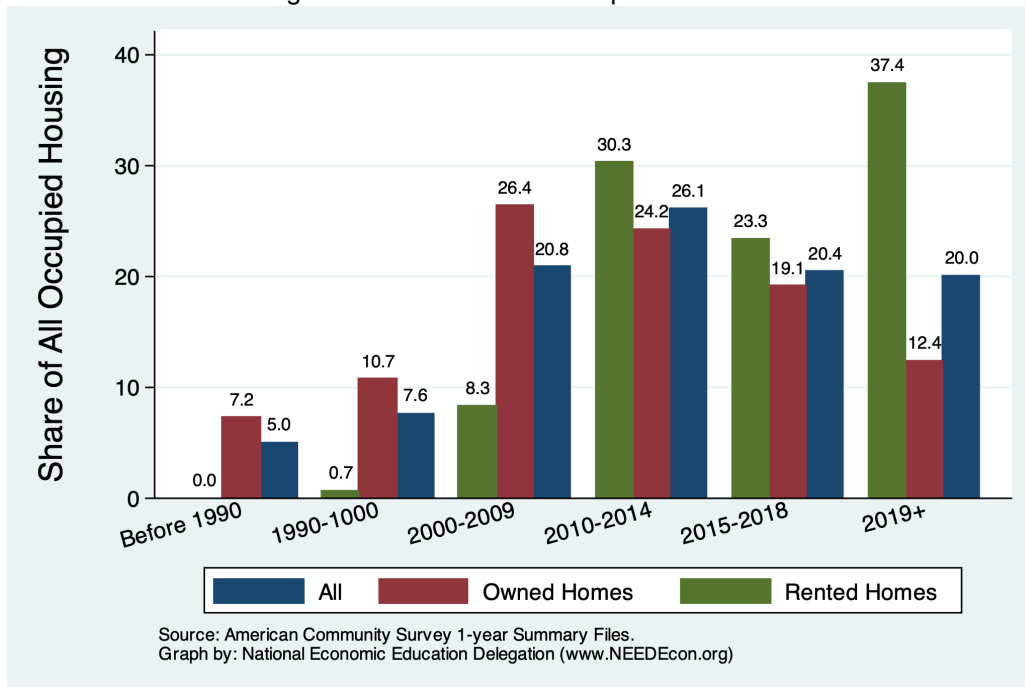


Figure 61: Year Occupied by Current Residents across Regions

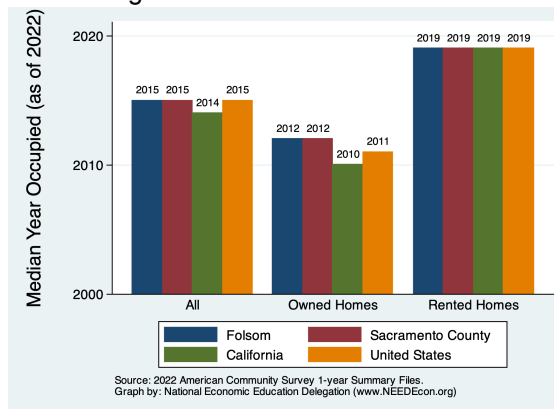


Figure 62: Year Occupied by Current Residents by Tenure

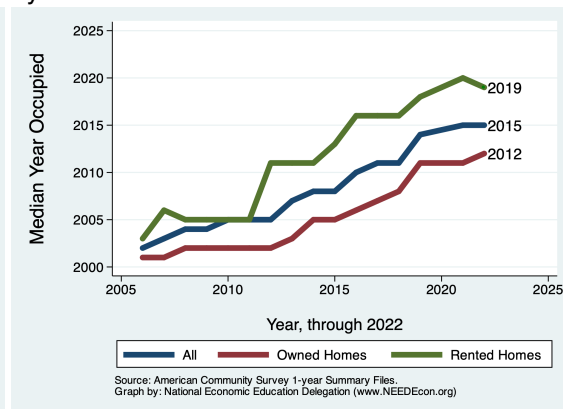


Figure 63: Year Occupied by Current Residents for Owned Housing

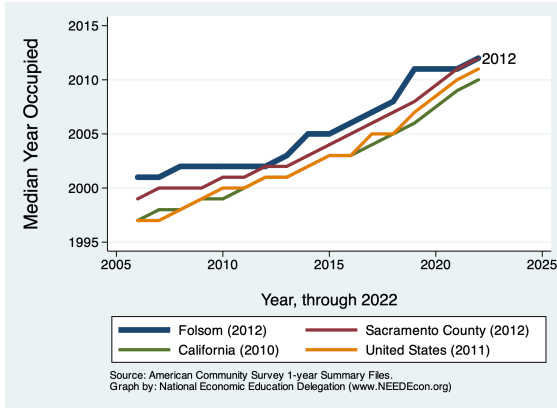


Figure 64: Year Occupied by Current Residents for Rented Housing

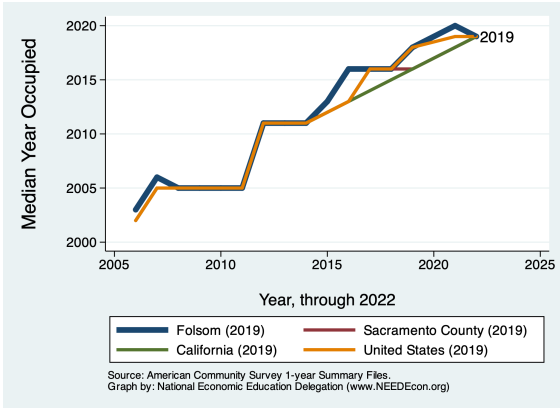
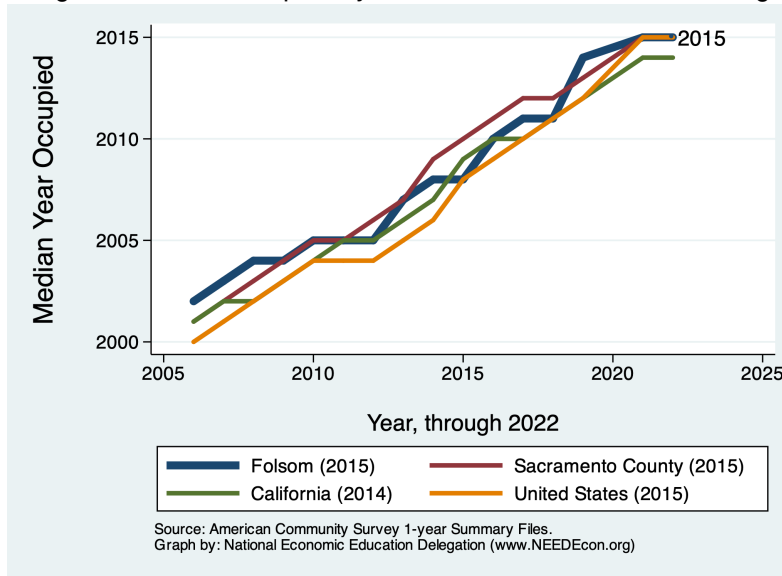


Figure 65: Year Occupied by Current Residents for All Housing



Residential Permitting

Definition:

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

Folsom - Ranking Among Comparables

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

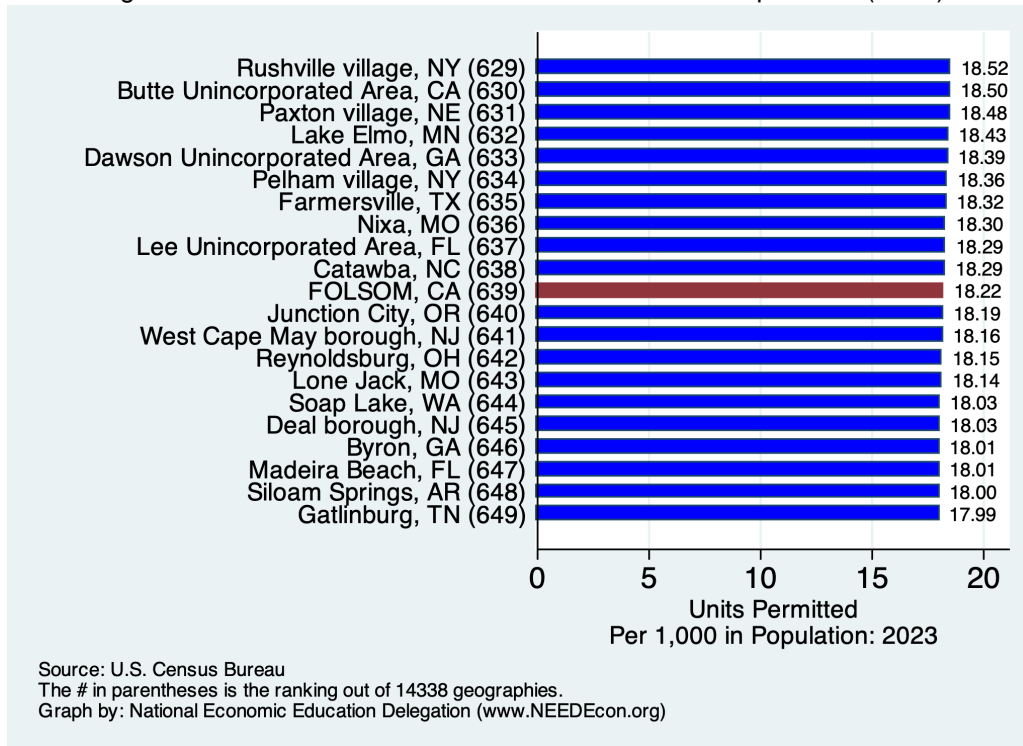
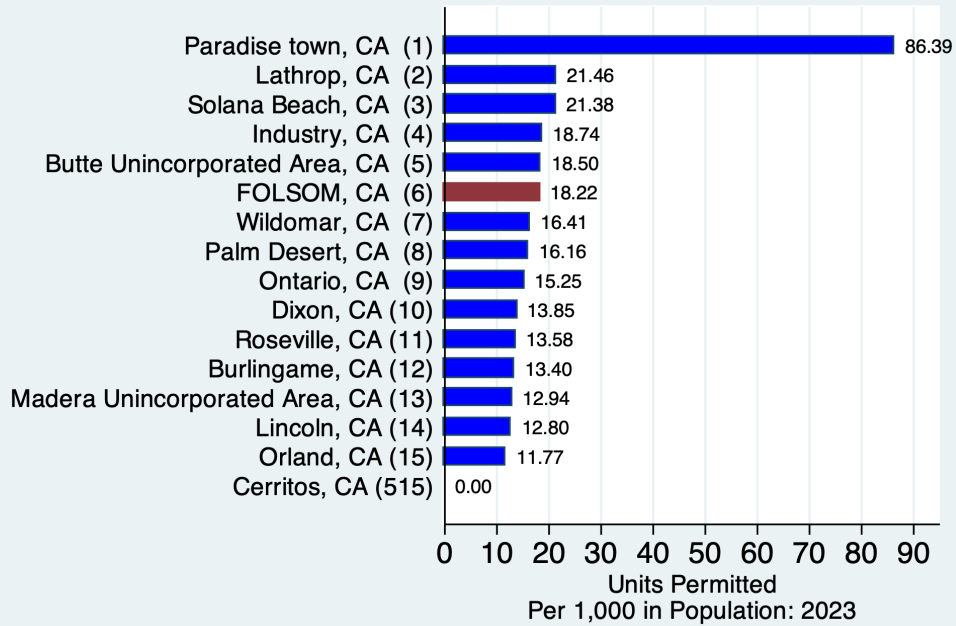
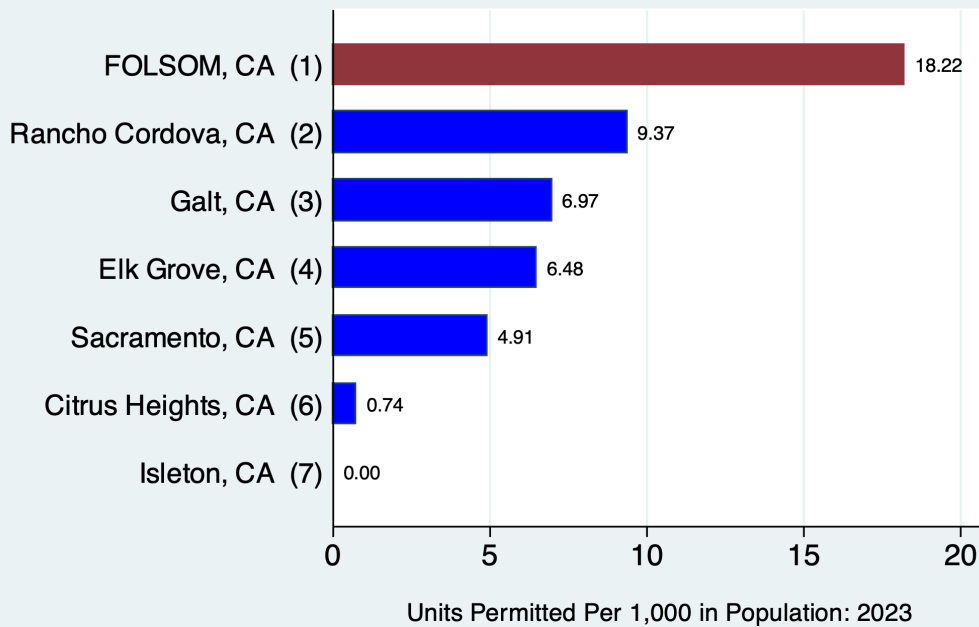


Figure 67: Number of Units Permitted - California Comparables (Rank)



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 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)

Folsom - Permitting Activity

Annual Units Permitted - Per Capita in Folsom

Figure 69: Units Permitted Each Year

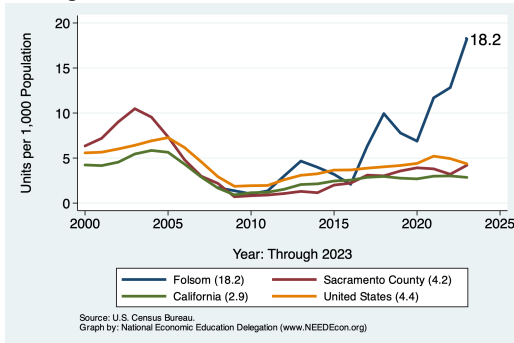
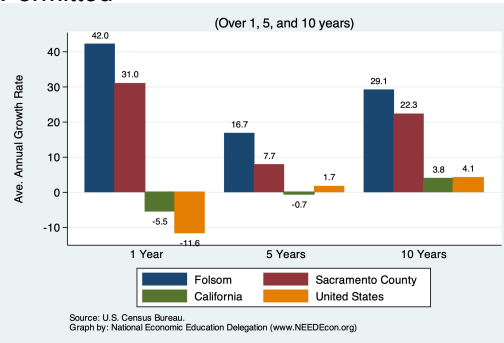


Figure 70: Average Annual Growth in Units Permitted



Annual Number of Buildings Permitted - Per Capita in Folsom

Figure 71: Units Permitted Each Year

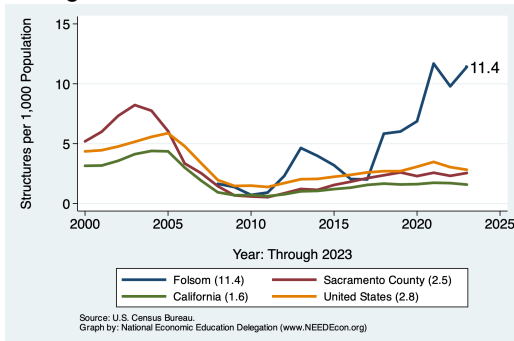
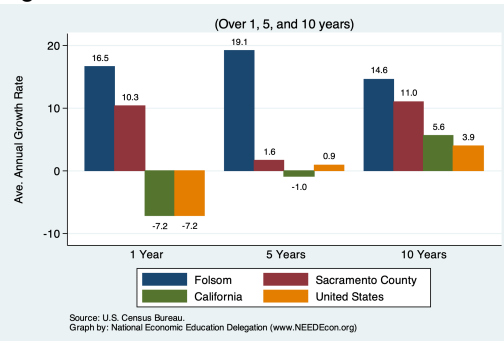


Figure 72: Average Annual Growth in Buildings Permitted



Annual Value of Property Permitted - Per Capita in Folsom

Figure 73: Value Permitted Each Year

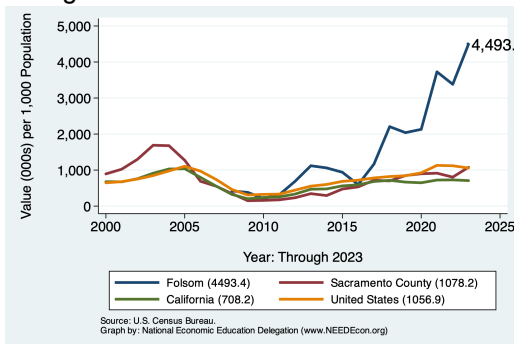
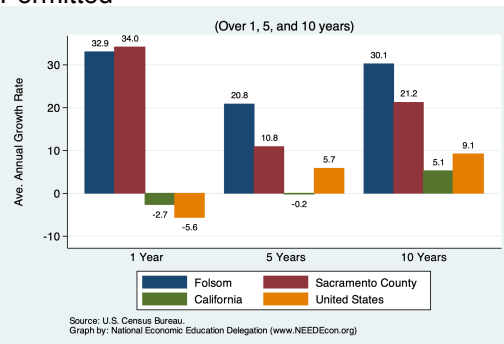


Figure 74: Average Annual Growth in Value Permitted



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

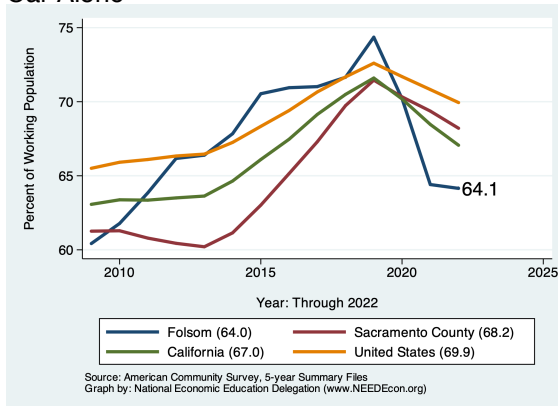


Figure 76: Percent of Workers Commuting by Carpool

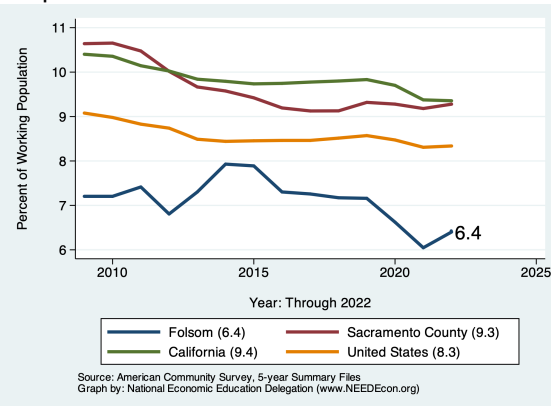


Figure 77: Percent of Workers using Public Transportation

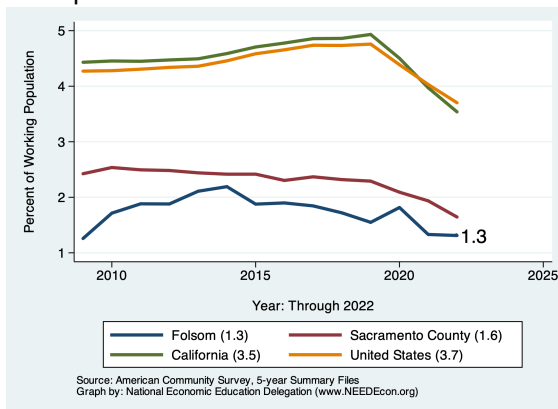
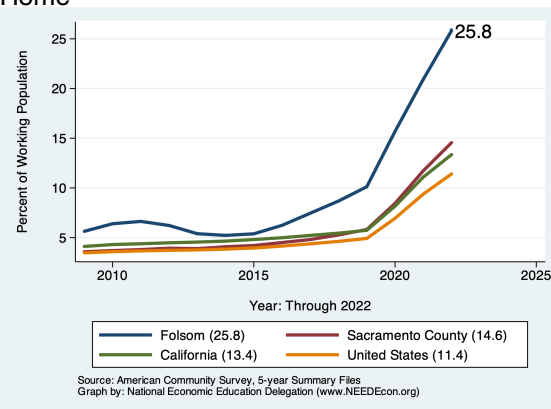


Figure 78: Percent of Workers Who Work From Home



The first table on this page presents data for those who LIVE in Folsom. The second provides data on those who work, but do not necessarily live in Folsom. 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:	14,538	71.9	11,924	69.0	26,462	70.6	78.0
Drove Alone	13,454	66.5	10,607	61.3	24,061	64.1	68.4
Carpooled:	1,084	5.4	1,317	7.6	2,401	6.4	9.5
In 2-person carpool	851	4.2	938	5.4	1,789	4.8	6.9
In 3-person carpool	128	0.6	117	0.7	245	0.7	1.5
In 4-or-more-person carpool	105	0.5	262	1.5	367	1.0	1.1
Public Transportation (excl Taxi):	230	1.1	262	1.5	492	1.3	3.6
Bus or Trolley Bus	76	0.4	126	0.7	202	0.5	2.3
Streetcar or Trolley Car	35	0.2	17	0.1	52	0.1	0.8
Subway or Elevated	10	0.0	0	0.0	10	0.0	0.3
Railroad	109	0.5	119	0.7	228	0.6	0.2
Ferryboat	0	0.0	0	0.0	0	0.0	0.1
Bicycle	76	0.4	64	0.4	140	0.4	0.7
Walked	254	1.3	251	1.5	505	1.3	2.4
Taxicab, Motorcycle, or other	113	0.6	112	0.6	225	0.6	1.7
Worked at Home	5,006	24.8	4,678	27.1	9,684	25.8	13.6
Total:	20,217	100.0	17,291	100.0	37,508	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:	20,862	69.4	17,628	75.2	38,490	71.9	78.0
Drove Alone	18,652	62.0	15,634	66.7	34,286	64.1	68.5
Carpooled:	2,210	7.3	1,994	8.5	4,204	7.9	9.5
In 2-person carpool	1,717	5.7	1,491	6.4	3,208	6.0	6.9
In 3-person carpool	329	1.1	240	1.0	569	1.1	1.5
In 4-or-more-person carpool	164	0.5	263	1.1	427	0.8	1.1
Public Transportation (excl Taxi):	198	0.7	16	0.1	214	0.4	3.6
Bus or Trolley Bus	140	0.5	16	0.1	156	0.3	2.3
Streetcar or Trolley Car	0	0.0	0	0.0	0	0.0	0.8
Subway or Elevated	58	0.2	0	0.0	58	0.1	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	99	0.3	35	0.1	134	0.3	0.7
Walked	300	1.0	242	1.0	542	1.0	2.4
Taxicab, Motorcycle, or other	176	0.6	242	1.0	418	0.8	1.7
Worked at Home	5,006	16.6	4,678	20.0	9,684	18.1	13.6
Total:	26,641	88.6	22,841	97.5	49,482	92.5	

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	584	3.0	470	2.7	1,054	3.0	2.1
5 to 9 minutes	1,615	8.4	1,664	9.6	3,279	9.3	7.8
10 to 14 minutes	1,863	9.7	1,300	7.5	3,163	8.9	12.4
15 to 19 minutes	2,025	10.6	1,926	11.2	3,951	11.2	15.4
20 to 24 minutes	1,826	9.5	2,195	12.7	4,021	11.4	14.8
25 to 29 minutes	857	4.5	1,300	7.5	2,157	6.1	6.4
30 to 34 minutes	1,610	8.4	1,936	11.2	3,546	10.0	15.2
35 to 39 minutes	1,048	5.5	906	5.2	1,954	5.5	2.9
40 to 44 minutes	573	3.0	340	2.0	913	2.6	4.1
45 to 59 minutes	1,546	8.1	580	3.4	2,126	6.0	8.2
60 to 89 minutes	497	2.6	154	0.9	651	1.8	7.2
90 or more minutes	378	2.0	521	3.0	899	2.5	3.6
Total:	14,422	75.3	13,292	77.0	27,714	78.3	

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

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

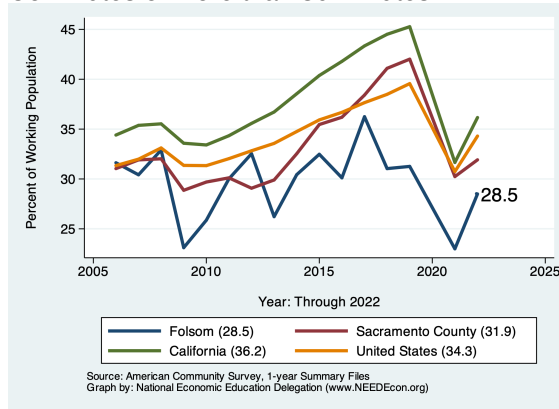


Figure 80: Percent of Employed Population With Commutes of More than 90 Minutes

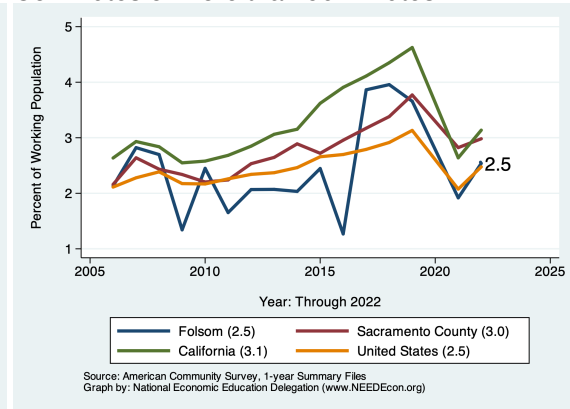
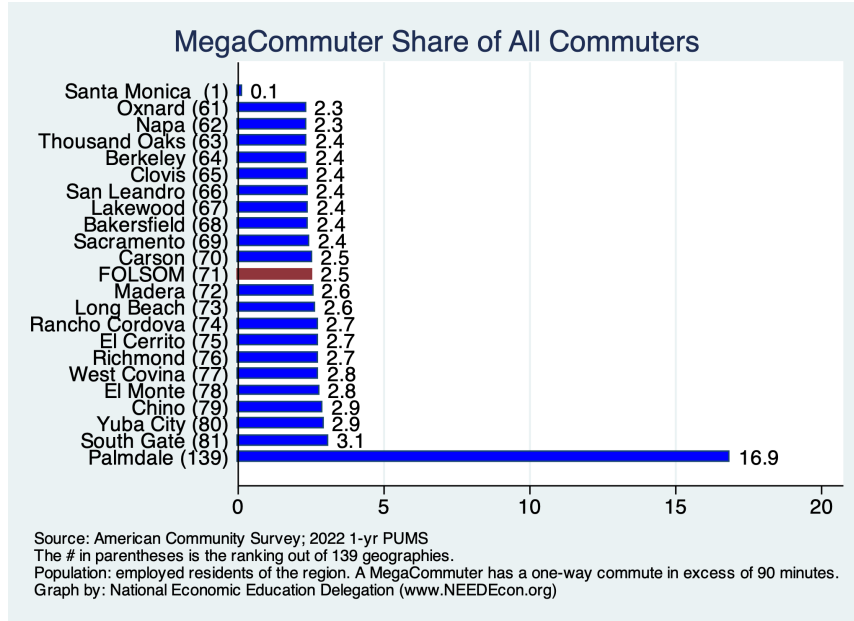


Figure 81: Rank: Share of MegaCommuters Across Similar Geographies



Commute Times for Those Employed in the City

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

Mode of Transit	Male		Female		All Workers		All of CA (%)
	#	(%)	#	(%)	#	(%)	
Less than 5 minutes	623	2.3	470	2.2	1,093	2.2	2.1
5 to 9 minutes	2,198	8.1	1,687	7.9	3,885	8.0	7.8
10 to 14 minutes	2,065	7.6	2,042	9.5	4,107	8.4	12.4
15 to 19 minutes	2,492	9.2	2,866	13.4	5,358	11.0	15.3
20 to 24 minutes	2,135	7.9	3,302	15.4	5,437	11.2	14.8
25 to 29 minutes	979	3.6	1,351	6.3	2,330	4.8	6.4
30 to 34 minutes	3,964	14.6	3,200	14.9	7,164	14.7	15.2
35 to 39 minutes	609	2.2	232	1.1	841	1.7	2.9
40 to 44 minutes	343	1.3	532	2.5	875	1.8	4.1
45 to 59 minutes	1,942	7.1	1,641	7.7	3,583	7.4	8.2
60 to 89 minutes	824	3.0	244	1.1	1,068	2.2	7.2
90 or more minutes	1,140	4.2	209	1.0	1,349	2.8	3.6
Total:	19,314	71.0	17,776	83.0	37,090	76.3	

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

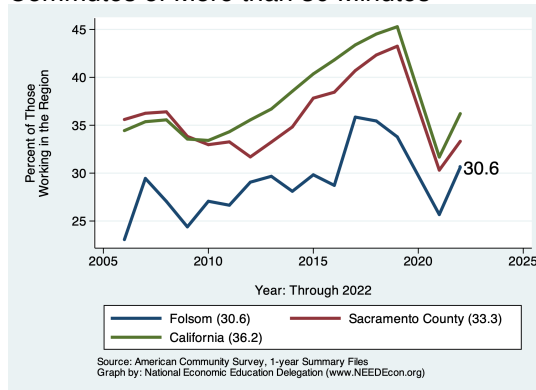


Figure 83: Percent of Local Employees With Commutes of More than 90 Minutes

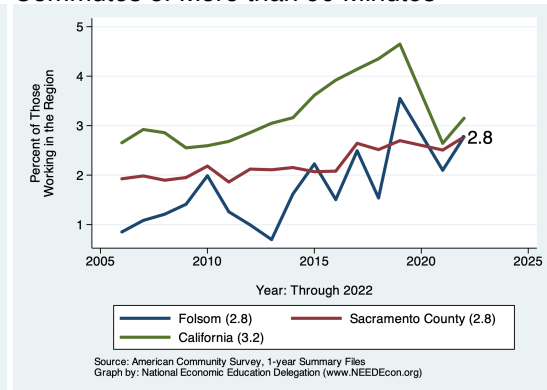
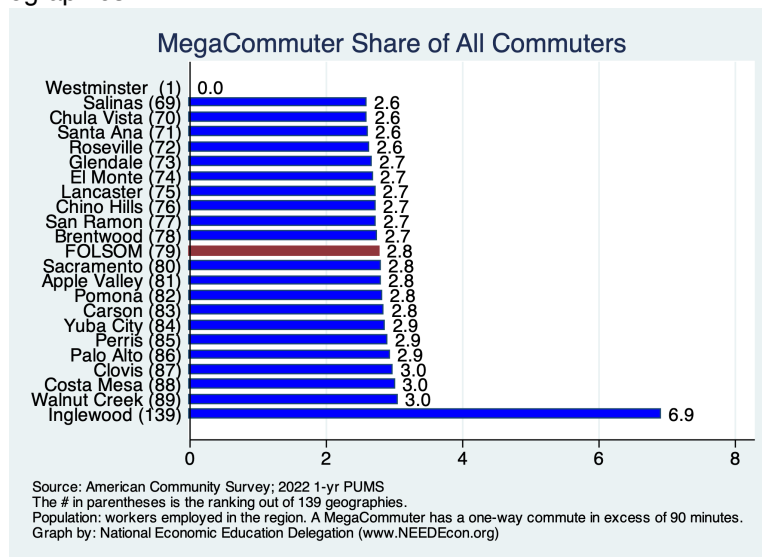


Figure 84: Rank: Share of MegaCommuters Across Similar Geographies



Place of Work

This section provides evidence on where workers living in Folsom work. As evidenced in the first table, some of Folsom’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 Folsom 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:	20,650	98.2	19,449	100.0	40,099	99.5	99.6
Worked in county of residence	17,292	82.3	16,205	83.3	33,497	83.1	85.3
worked outside of county of residence	3,358	16.0	3,244	16.7	6,602	16.4	14.3
Worked outside state of residence	0	0.0	0	0.0	0	0.0	0.4
Total:	20,650	98.2	19,449	100.0	40,099	99.5	

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

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

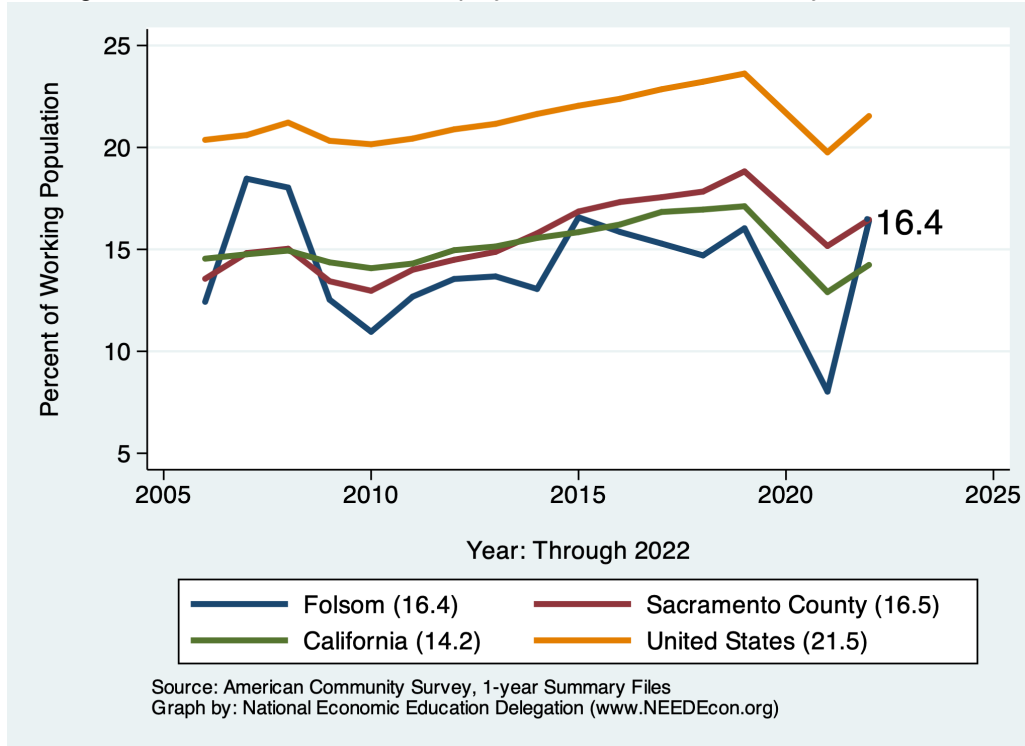
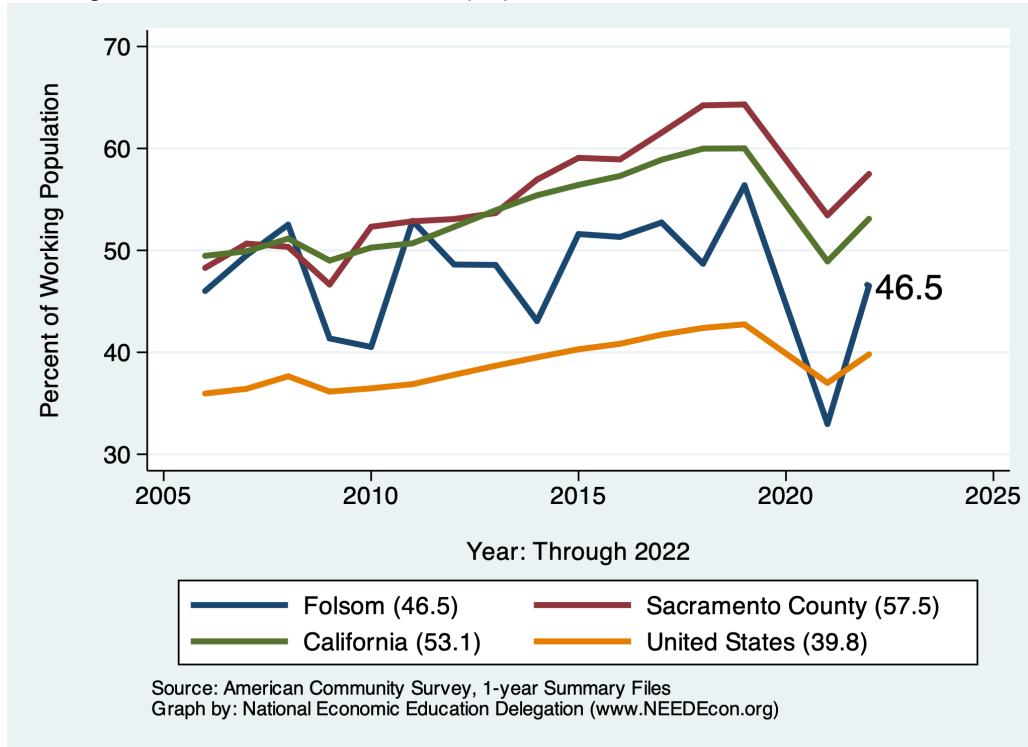


Table 11. SEX OF WORKERS BY PLACE OF WORK—PLACE LEVEL

Place of Work	Male		Female		All Workers #	All Workers (%)	All of CA (%)
	#	(%)	#	(%)			
Living in a place:	20,650	98.2	19,449	100.0	40,099	99.5	95.8
Worked in place of residence	10,922	52.0	10,431	53.6	21,353	53.0	42.3
Worked outside place of residence	9,728	46.3	9,018	46.4	18,746	46.5	53.4
Not living in a place	0	0.0	0	0.0	0	0.0	4.2
Total:	20,650	98.2	19,449	100.0	40,099	99.5	

Source: 2022 1-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	65,700	48,335	86.9	45,677	85.6
Car, truck, or van - carpoled	58,009	35,926	103.2	34,518	100.0
Public transportation (excluding taxicab)	94,816	34,625	175.0	41,443	136.1
Walked		30,552		27,247	
Taxicab, motorcycle, bicycle, or other means	113,140	40,631	178.0	36,218	185.8
Worked from home	102,796	79,738	82.4	69,180	88.4
Total:	77,948	49,818	156.5	46,365	168.1

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	4,892	63.8	5,945	61.4	11,759	59.5	24,061	64.1	68.4
Car, Truck, or Van: Carpoled	489	6.4	513	5.3	1,080	5.5	2,401	6.4	9.5
Public Transportation (excl Taxi)	33	0.4	158	1.6	263	1.3	492	1.3	3.6
Walked	194	2.5	100	1.0	201	1.0	505	1.3	2.4
Taxicab, Motorcycle, or other	73	1.0	76	0.8	204	1.0	365	1.0	2.4
Worked at Home	1,217	15.9	1,815	18.8	6,256	31.7	9,684	25.8	13.6
Total:	6,898	90.0	8,607	89.0	19,763		37,508		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	8,896	64.8	9,294	74.4	12,763	61.8	34,286	69.3	68.5
Car, Truck, or Van: Carpoled	1,351	9.8	935	7.5	1,178	5.7	4,204	8.5	9.5
Public Transportation (excl Taxi)	88	0.6	80	0.6	4	0.0	214	0.4	3.6
Walked	205	1.5	140	1.1	197	1.0	542	1.1	2.4
Taxicab, Motorcycle, or other	194	1.4	62	0.5	253	1.2	552	1.1	2.4
Worked at Home	1,217	8.9	1,815	14.5	6,256	30.3	9,684	19.6	13.6
Total:	11,951	87.1	12,326	98.7	20,651		49,482		

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	669	64.0	571	58.9	22,821	64.0	24,061	64.1	68.7
Car, Truck, or Van: Carpooled	23	2.2	22	2.3	2,356	6.6	2,401	6.4	9.5
Public Transportation (excl Taxi)	25	2.4	8	0.8	459	1.3	492	1.3	3.6
Walked	66	6.3	41	4.2	398	1.1	505	1.3	2.1
Taxicab, Motorcycle, or other	62	5.9	0	0.0	303	0.8	365	1.0	2.4
Worked at Home	201	19.2	163	16.8	9,320	26.1	9,684	25.8	13.6
Total:	1,046		805	83.0	35,657		37,508		

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	1,707	69.6	1,318	64.0	31,261	69.0	34,286	69.3	68.7
Car, Truck, or Van: Carpooled	420	17.1	144	7.0	3,640	8.0	4,204	8.5	9.5
Public Transportation (excl Taxi)	51	2.1	8	0.4	155	0.3	214	0.4	3.6
Walked	52	2.1	49	2.4	441	1.0	542	1.1	2.1
Taxicab, Motorcycle, or other	21	0.9	36	1.7	495	1.1	552	1.1	2.4
Worked at Home	201	8.2	163	7.9	9,320	20.6	9,684	19.6	13.6
Total:	2,452		1,718	83.5	45,312		49,482		

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 Folsom is a net recipient (migration inflows) or donor (mi-

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

Figure 87: Overall Movements of Residents

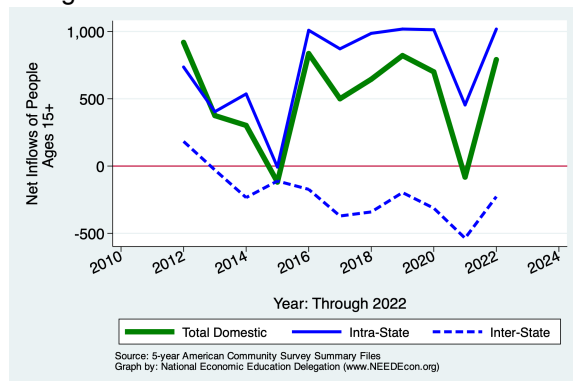


Table 17: Migration by Income

Category	Population	Net Inflows				
		All Migration	Same State			From Abroad
			W/in County	Between Counties	Across States	
No income	12,162	743	275	174	80	214
With income	53,378	495	166	403	-307	233
\$1 to \$9,999 or less	6,304	-255	76	-362	-27	58
\$10,000 to \$14,999	3,030	-11	65	-48	-60	32
\$15,000 to \$24,999	4,417	-132	3	-12	-150	27
\$25,000 to \$34,999	3,976	8	107	-85	-36	22
\$35,000 to \$49,999	4,966	-119	-161	99	-57	0
\$50,000 to \$64,999	4,441	272	111	190	-32	3
\$65,000 to \$74,999	3,025	188	-23	152	59	0
\$75,000 or more	23,219	544	-12	469	-4	91
All:	65,540	1,238	441	577	-227	447

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

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

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

Figure 88: Overall Movements of Low Income Residents

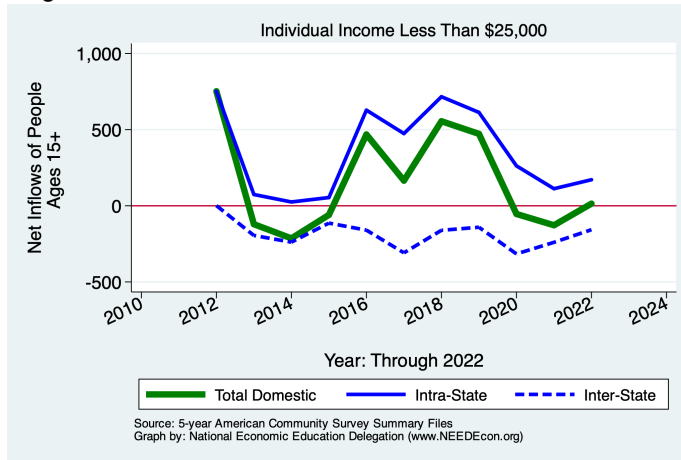


Figure 89: Overall Movements of Middle Income Residents

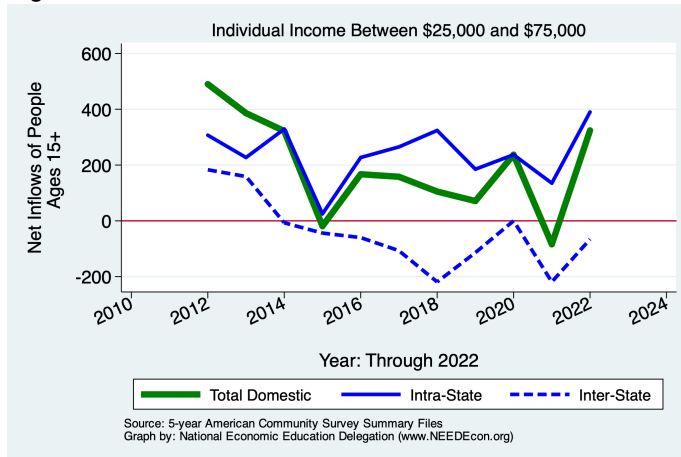
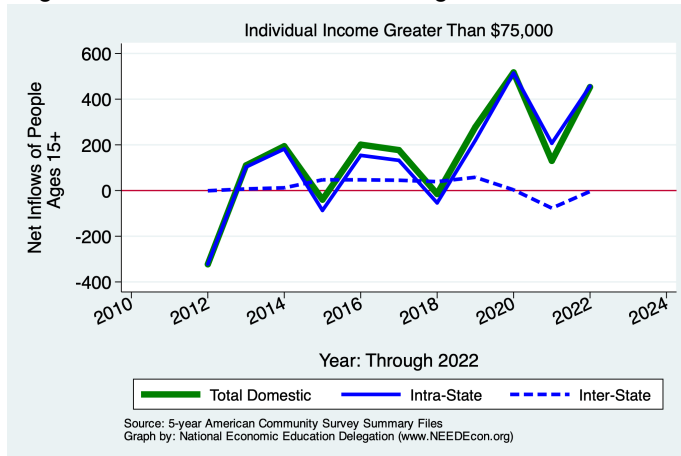


Figure 90: Overall Movements of High Income Residents



Demographics of Migration Flows

Table 18: Migration by Marital Status

Category	Population	Net Inflows				
		All Migration	Same State		Across States	From Abroad
			W/in County	Between Counties		
Never married	17,760	248	1,065	-468	-358	9
Now married, except separated	40,816	3,152	1,052	1,450	445	205
Divorced	5,692	229	56	164	-86	95
Separated	545	97	74	-58	81	0
Widowed	2,798	202	167	131	-96	0
Total:	67,611	3,928	2,414	1,219	-14	309

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

Table 19: Migration by Tenure

Category	Population	Net Inflows				
		All Migration	Same State		Across States	From Abroad
			W/in County	Between Counties		
Householder lived in owner-occupied housing units	56,820	2,235	756	1,037	442	0
Householder lived in renter-occupied housing units	22,302	2,934	1,299	1,076	164	395
Total:	79,122	5,169	2,055	2,113	606	395

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

Figure 91: Domestic Movements of Residents by Tenure

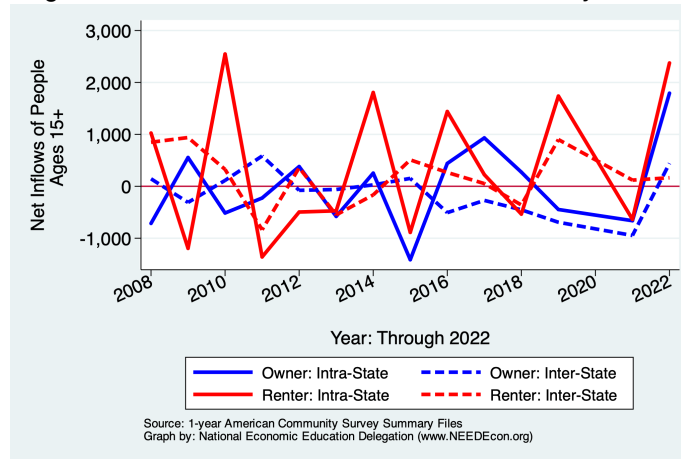


Table 20: Migration by Age

Category	Population	Net Inflows				
		All Migration	Same State		Across States	From Abroad
			W/in County	Between Counties		
1 to 4 years	3,868	103	-198	170	66	65
5 to 17 years	14,411	491	137	90	160	104
18 and 19 years	1,709	-272	-22	-156	-121	27
20 to 24 years	4,227	398	32	343	12	11
25 to 29 years	4,329	-249	-140	-290	138	43
30 to 34 years	5,256	531	124	332	10	65
35 to 39 years	6,181	829	71	586	87	85
40 to 44 years	6,326	283	64	181	17	21
45 to 49 years	7,497	189	93	106	-37	27
50 to 54 years	5,825	155	52	42	46	15
55 to 59 years	5,494	-41	39	-55	-106	81
60 to 64 years	4,534	-329	-21	-176	-140	8
65 to 69 years	3,248	-283	-80	-117	-86	0
70 to 74 years	2,958	-162	-14	-134	-23	9
75 years and over	4,593	1	149	-80	-68	0
Total Population:	80,456	1,644	286	842	-45	561

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

Table 21: Migration by Educational Attainment

Category	Population	Net Inflows				
		All Migration	Same State		Across States	From Abroad
			W/in County	Between Counties		
Less than high school graduate	1,695	70	133	-44	-19	0
High school graduate (includes equiv)	8,272	542	178	462	-98	0
Some college or assoc. degree	14,546	477	578	223	-333	9
Bachelor's degree	20,785	1,980	522	949	251	258
Graduate or professional degree	13,455	1,359	222	302	793	42
Total:	58,753	4,428	1,633	1,892	594	309

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

Table 22: Median Income of Migration Flows

Flow	In-Migration	Out-Migration
Moved from Abroad	2,499	

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	41.6	41.6
Moved Within Same County	30.0	31.1
Moved to Different County, Same State	33.4	26.2
Moved Between States	28.7	21.9
Moved from Abroad	31.0	
Total Population:	39.6	40.6

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/>

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